

Digitized by:



ASSOCIATION FOR  
PRESERVATION TECHNOLOGY,  
INTERNATIONAL

BUILDING  
TECHNOLOGY  
HERITAGE  
LIBRARY

[www.apti.org](http://www.apti.org)

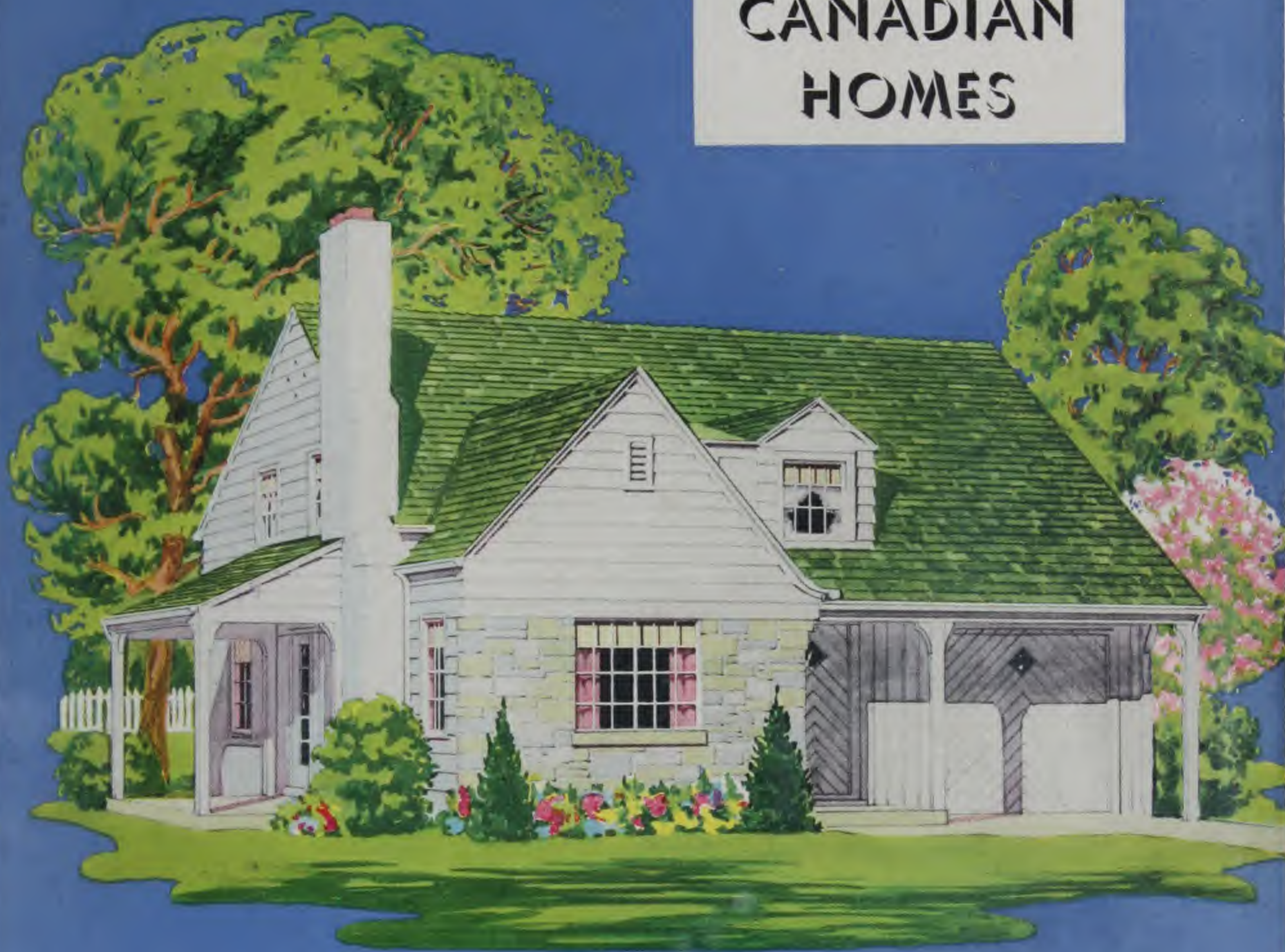
From the collection of:



CANADIAN CENTRE FOR  
ARCHITECTURE /  
CENTRE CANADIEN D'ARCHITECTURE

[www.cca.qc.ca](http://www.cca.qc.ca)

# MODERN CANADIAN HOMES



Digitized by:



ASSOCIATION FOR  
PRESERVATION TECHNOLOGY,  
INTERNATIONAL

BUILDING  
TECHNOLOGY  
HERITAGE  
LIBRARY

[www.apti.org](http://www.apti.org)

From the collection of:



CANADIAN CENTRE FOR  
ARCHITECTURE /  
CENTRE CANADIEN D'ARCHITECTURE

[www.cca.qc.ca](http://www.cca.qc.ca)

*W*ith most of us, the home in which we live occupies a foremost place among the important things of life. It is for such that this book is published in the hope that it will be of help in planning for a home of comfort and beauty.

The Designs which follow say more than can be written — they are the result of long study and careful selection.

If the kind of house you are interested in is not shown in this plan book, we have other plan books which we will be pleased to show you.

At short notice we can furnish you with Blueprints and Bills of Material for any of the houses shown in this plan book.

BLUE PRINTS  
for any design in this Plan Book may  
be obtained from your Dealer  
or by writing  
HARRY LODER  
Edmonton - Canada

# ★ INDEX ★

## IN ALPHABETICAL AND NUMERICAL ORDER

<i>DESIGN</i>	<i>PAGE</i>	<i>DESIGN</i>	<i>PAGE</i>
Bond . . . . . (2)	20	Trece . . . . . (2)	19
Certigrade Home . . (2)	17	Tremont . . . . . (2)	18
Elson . . . . .	15	Trimble . . . . . (2)	7
Envoy . . . . .	14	Wenatchee . . . . .	28
Erkin . . . . .	16	Woodbridge . . . . (2)	21
Klickitat . . . . .	29	V-11 . . . . .	5
Minidoka . . . . .	27	V-16 . . . . .	10
Missoula . . . . .	27	V-20 . . . . .	33
Newton — A . . . . .	24	V-25 . . . . .	11
Newton — B, C, D (5)	25	L-28 . . . . .	22
Oakwood . . . . . (2)	13	L-52 . . . . . (2)	41
Okanogan . . . . .	32	L-53 . . . . .	57
Osborn . . . . . (2)	12	767-B . . . . .	4
Otis . . . . .	42	769-B . . . . .	5
Owens . . . . . (2)	23	773-B . . . . .	58
Skykomish . . . . .	31	785-B . . . . .	39
Tabor . . . . . (4)	36	796-B . . . . .	8
Tansy . . . . . (2)	26	797-B . . . . .	40
Thorn . . . . . (4)	6	799-B . . . . .	9
Ticar . . . . . (2)	26	807-B . . . . .	35
Timpanogas . . . . .	30	810-B . . . . .	34

NOTE: FIGURE IN PARENTHESIS AFTER THE DESIGN INDICATES NUMBER OF  
DIFFERENT PLANS AVAILABLE FOR THAT HOME.

## INDEX TO SPECIAL FEATURES

Vital Living Rooms, Bed Rooms, Advanced Dining Room Ideas . . . . .	Page 43
Adequate Kitchens, Tomorrow's Bathrooms . . . . .	Page 44
Basements, Utility Rooms . . . . .	Page 45
Hobby Rooms, Attics . . . . .	Page 46
Closets and Wardrobes, Built-ins . . . . .	Page 47
Accurate Plans . . . . .	Page 48

Copyright 1946 by National Plan Service, Inc. Printed in U.S.A.

# SURVEY WINNER

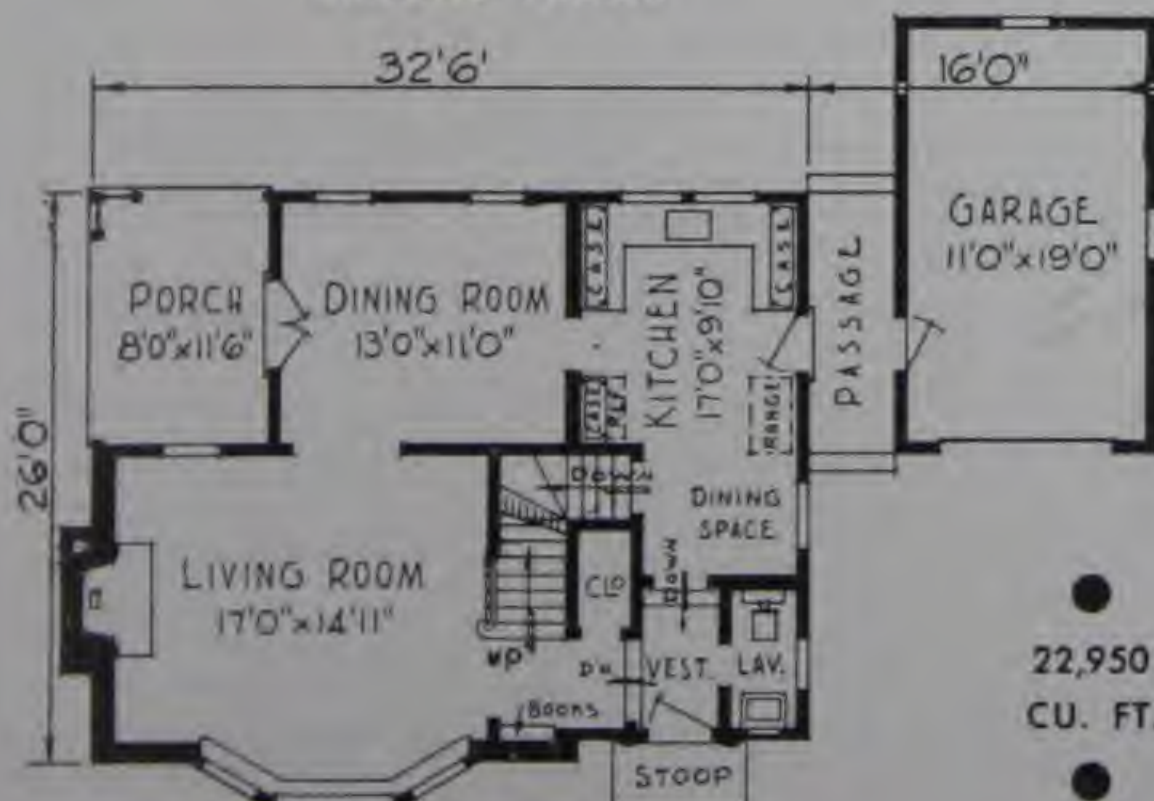


## design V-11



**SECOND FLOOR**

●  
**CEILING HEIGHTS:**  
 1st FLOOR.....8 FT.  
 2nd FLOOR.....8 FT.  
 BASEMENT.....7 FT.  
 ●



●  
 22,950  
 CU. FT.  
 ●

IN A SURVEY CONDUCTED by a National magazine for the purpose of getting some first hand information as to the types of homes people are thinking about for the Post-Victory period, this design, by comparison with a wide variety of other styles and plans, received the largest number of votes. For this reason, it is shown here as representative of a demand trend.

It is a pleasant home of Early American type with a portion of the first floor walls of stone and the balance of the walls of frame creating variety and interest in the design.

It is difficult to find a plan that has more good features. The living room has a large bay window, and a lower level vestibule brings the step to the entrance door closer to the ground creating an impression of greater snugness. The U shaped kitchen is ample, with a cozy dining space at one end for informal meals. Note the first floor lavatory off the vestibule and the direct access to the front entrance from both the kitchen and main rooms.

This charming compact dwelling will grace almost any suburban location.



NO. 767-B

6 Rooms, 2 Baths and Garage

*Colonial charm is dependent upon the preservation of the quaint simplicity and dignity of that architecture. The above design includes a bed room and bath on the first floor - a desirable feature.*



FIRST FLOOR PLAN



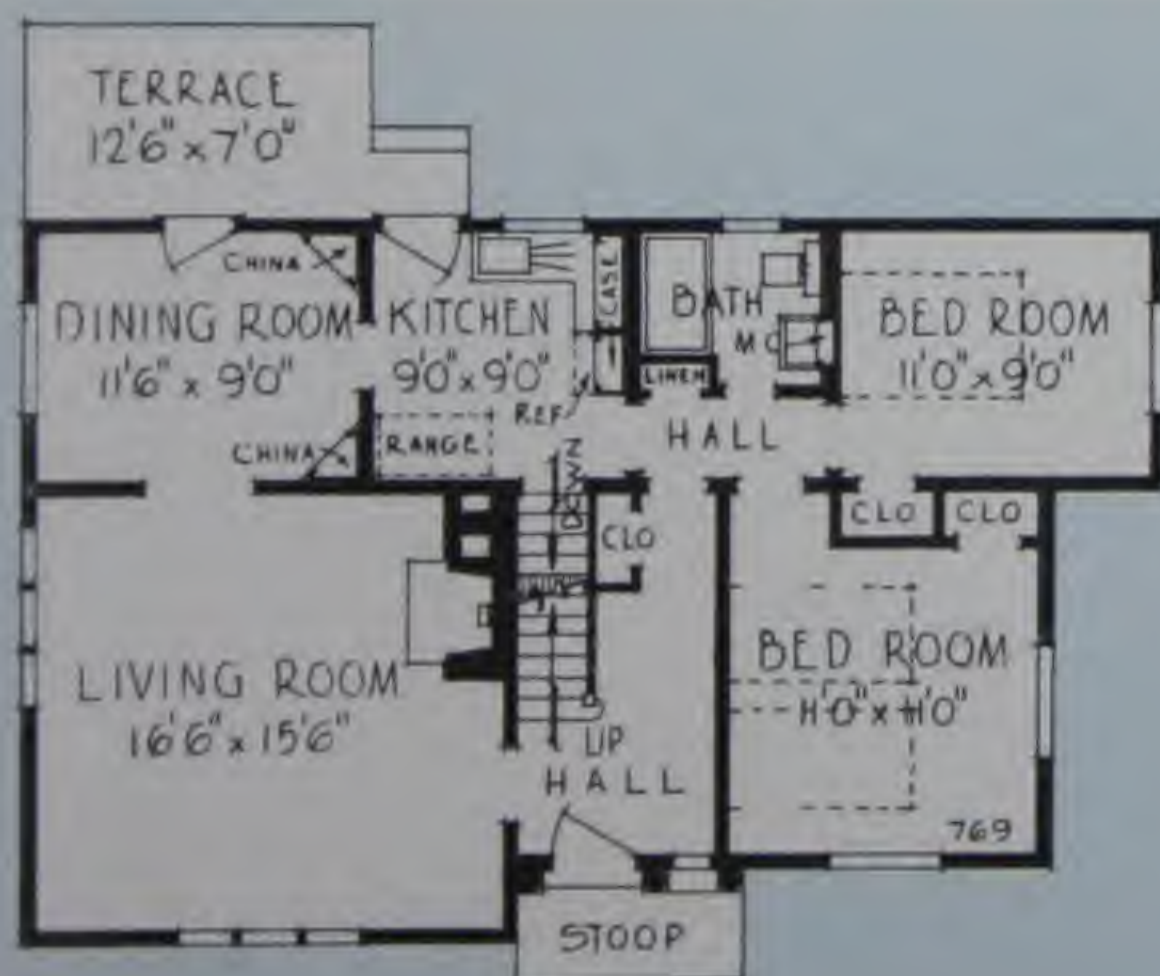
SECOND FLOOR PLAN



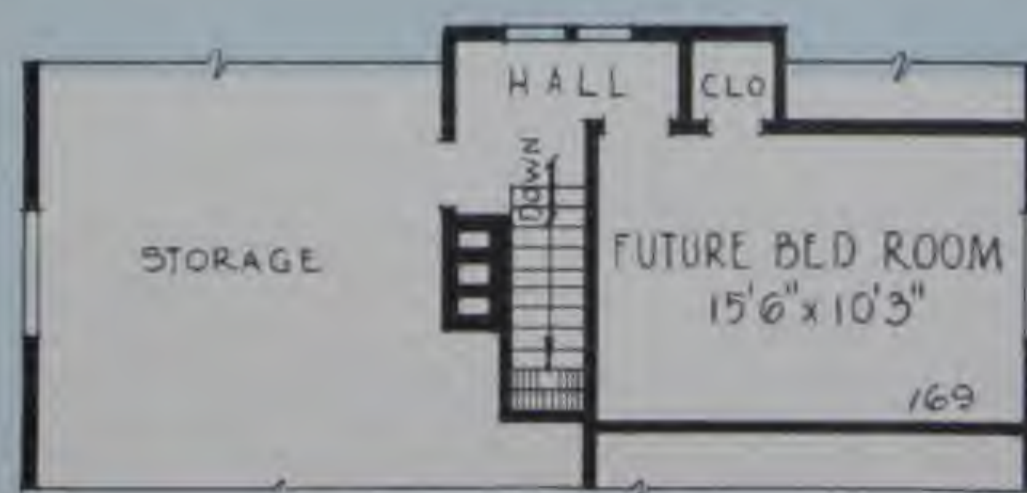
5 Rooms and Bath

NO. 769-B

*With clever attention to detail, the designer has produced here not only a pleasing English exterior but also an interior arrangement that embodies the most recent conveniences.*



FLOOR PLAN



ILLUSTRATING FUTURE USE OF ATTIC SPACE





# The Thorn

While this design is small, compact and suitable to a narrow lot, it is attractive in appearance and provides for comfortable living. The four large rooms are planned to give five rooms in convenience and utility.

### ADDITIONAL PLANS OF INCREASED SIZE

Plans with basement two feet wider and two feet deeper are available. When ordering designate as plan 3.

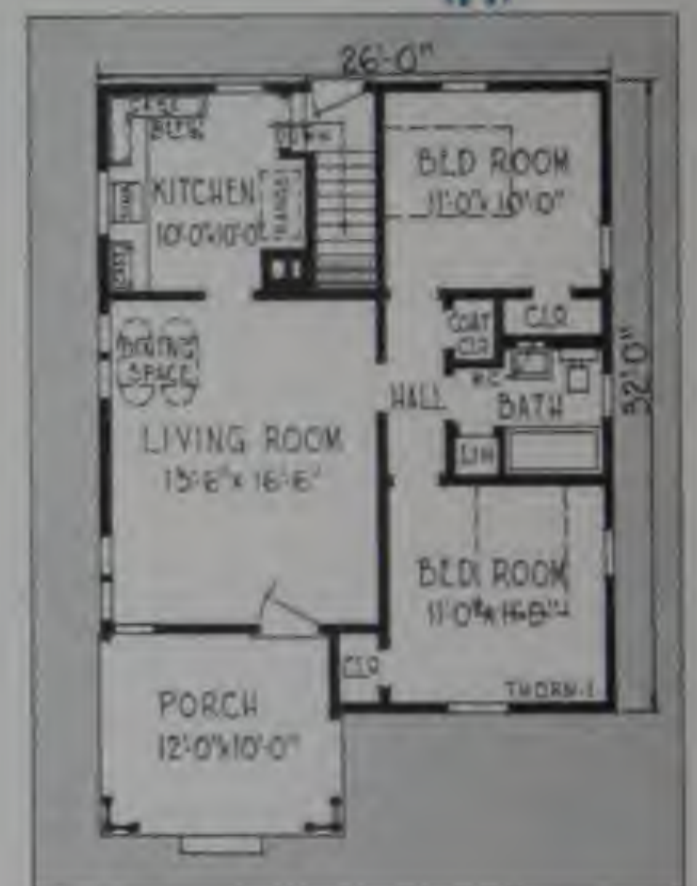
Plans without basement two feet wider and two feet deeper are also available as plan 4.

### DIMENSIONS

SIZE OF MAIN BUILDING, PLAN 1 AND 2 .....	26'0" x 32'0"
SIZE OF MAIN BUILDING, PLAN 3 AND 4 .....	28'0" x 34'0"
CEILING HEIGHT .....	8'0"
HEIGHT OF BASEMENT, PLAN 1 AND 3 .....	7'0"

### CUBIC FEET

PLAN 1 .....	16380	PLAN 3 .....	19290
PLAN 2 .....	11670	PLAN 4 .....	13850



PLAN 1—WITH BASEMENT

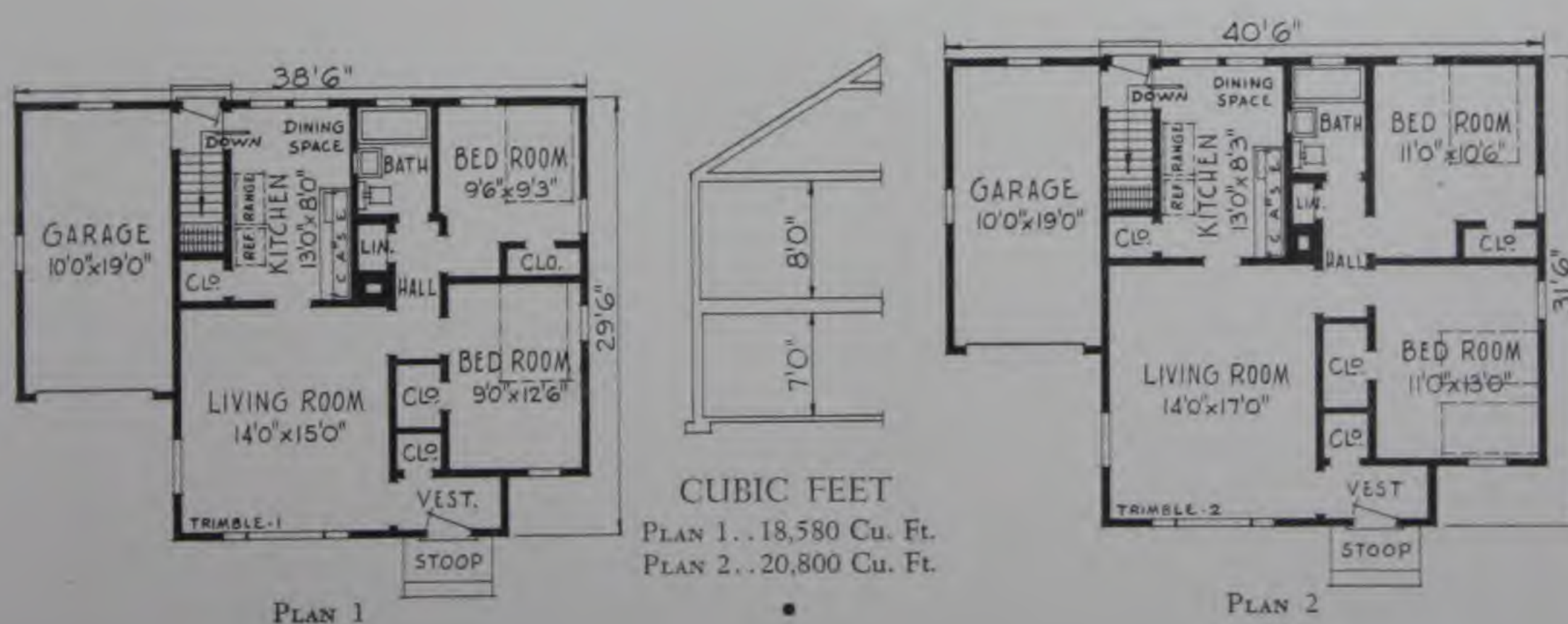


PLAN 2—WITHOUT BASEMENT



# The Trimble

★ A colonial home designed in good proportion and simple dignity, which should make any beginning home builder proud to own it. The floor plan provides four large rooms with space for dining in the kitchen and the attached garage is easily accessible.

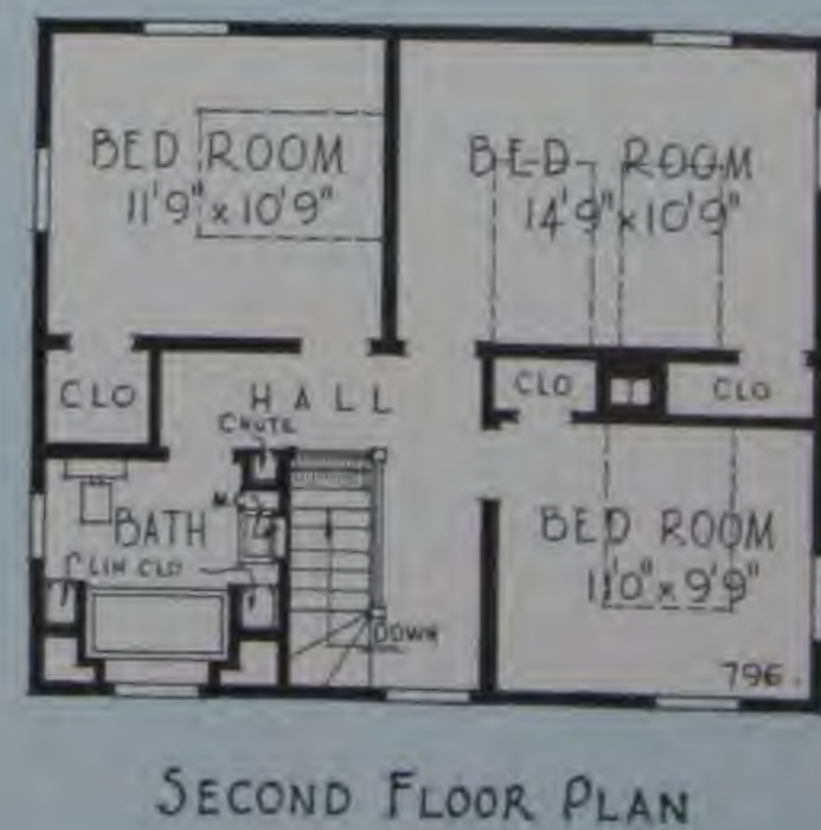




NO. 796-B

7 Rooms, Bath and Toilet.

*Although formal and symmetrical in balance, one can readily see a definite informality and hospitality reflected by this home. The study can be used as a first floor bed room.*





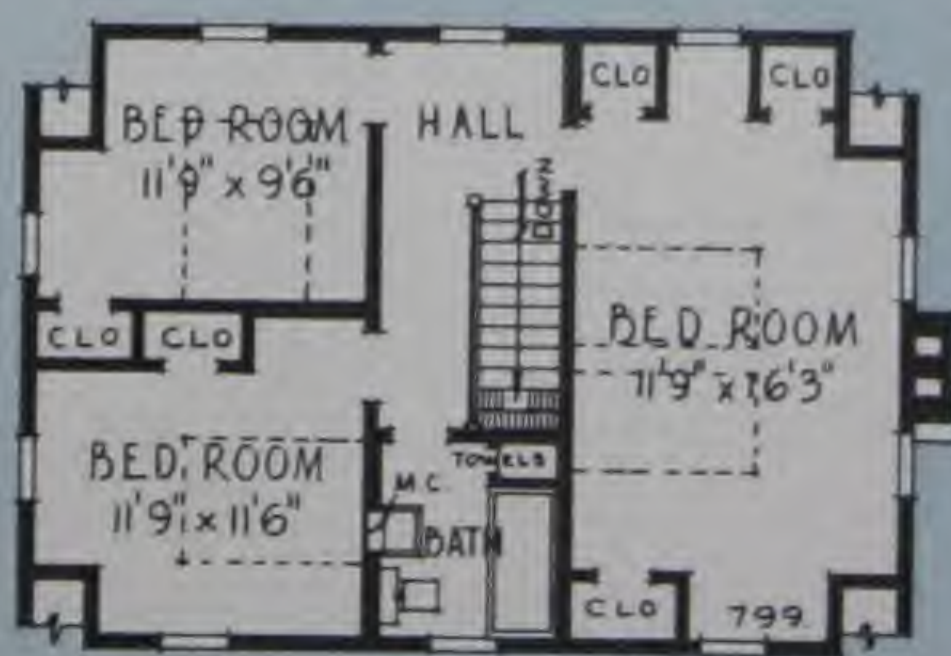
NO. 799-B

6 Rooms, Bath, Toilet and Nook

*Excellence of Dutch Colonial architecture makes itself very apparent in this home. A low sweep of the roof and use of varied materials assure opportunity for an attractive color scheme.*



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# CAPE COD HOMES



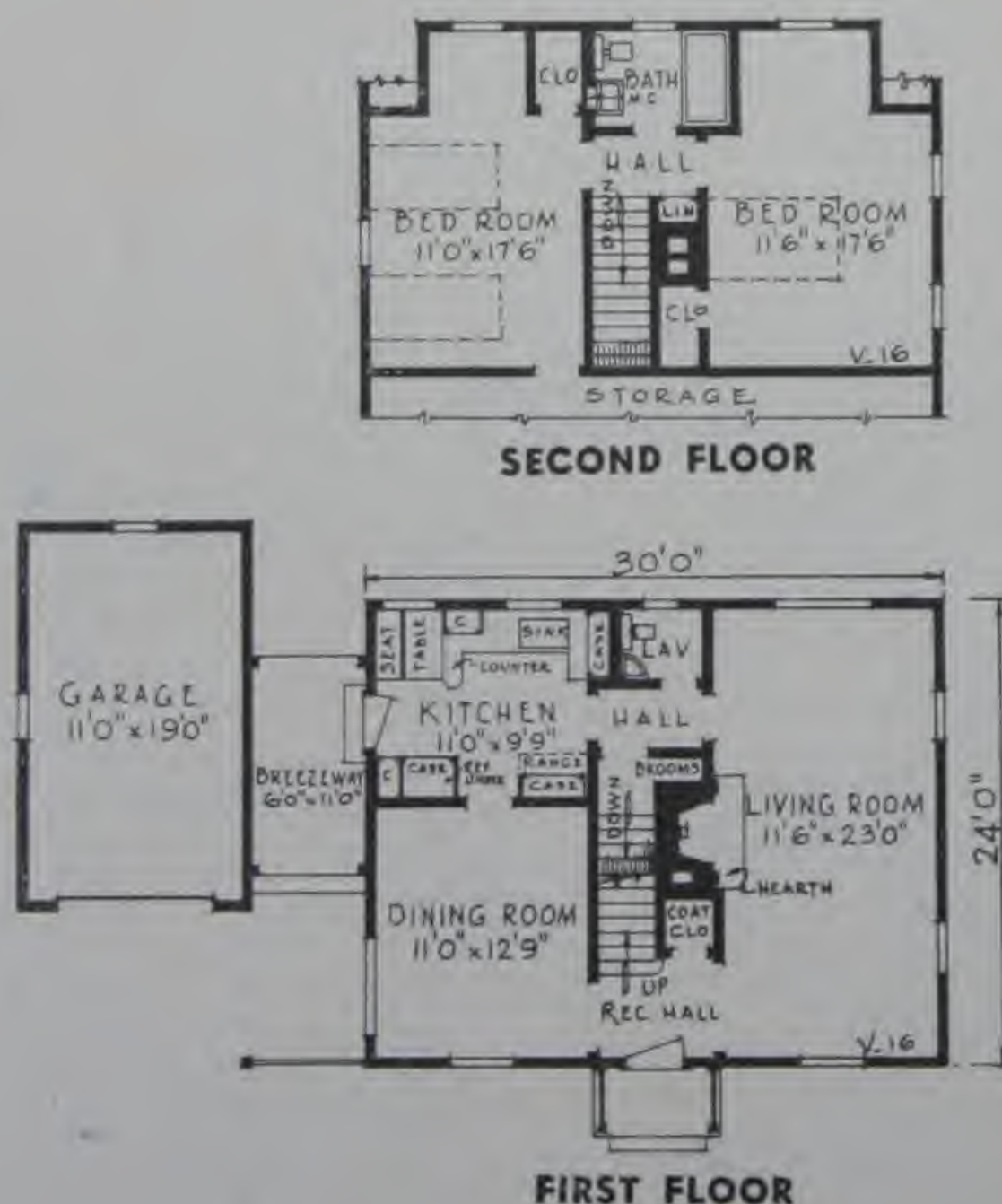
design V-16

## TRUE TO TYPE

THE TRELLISED ENTRANCE door of this home invites one to a surprising and convenient first floor plan of three basic rooms. In a well located passage connecting the living room and kitchen is found a very desirable feature, a lavatory that might well be decorated gaily as a powder room.

The attached garage and connecting breezeway, the modern kitchen and the dining room picture window, requirements of today, all enhance the livability of this style without detriment to its architectural heritage.

CUBIC CONTENTS.....	20,500 CU. FT.
CEILING HEIGHT, 1st FLOOR.....	8 FT.
CEILING HEIGHT, 2nd FLOOR.....	7 FT. 6 IN.
HEIGHT OF BASEMENT.....	7 FT.



# UNUSUAL WINDOWS



## design V-25

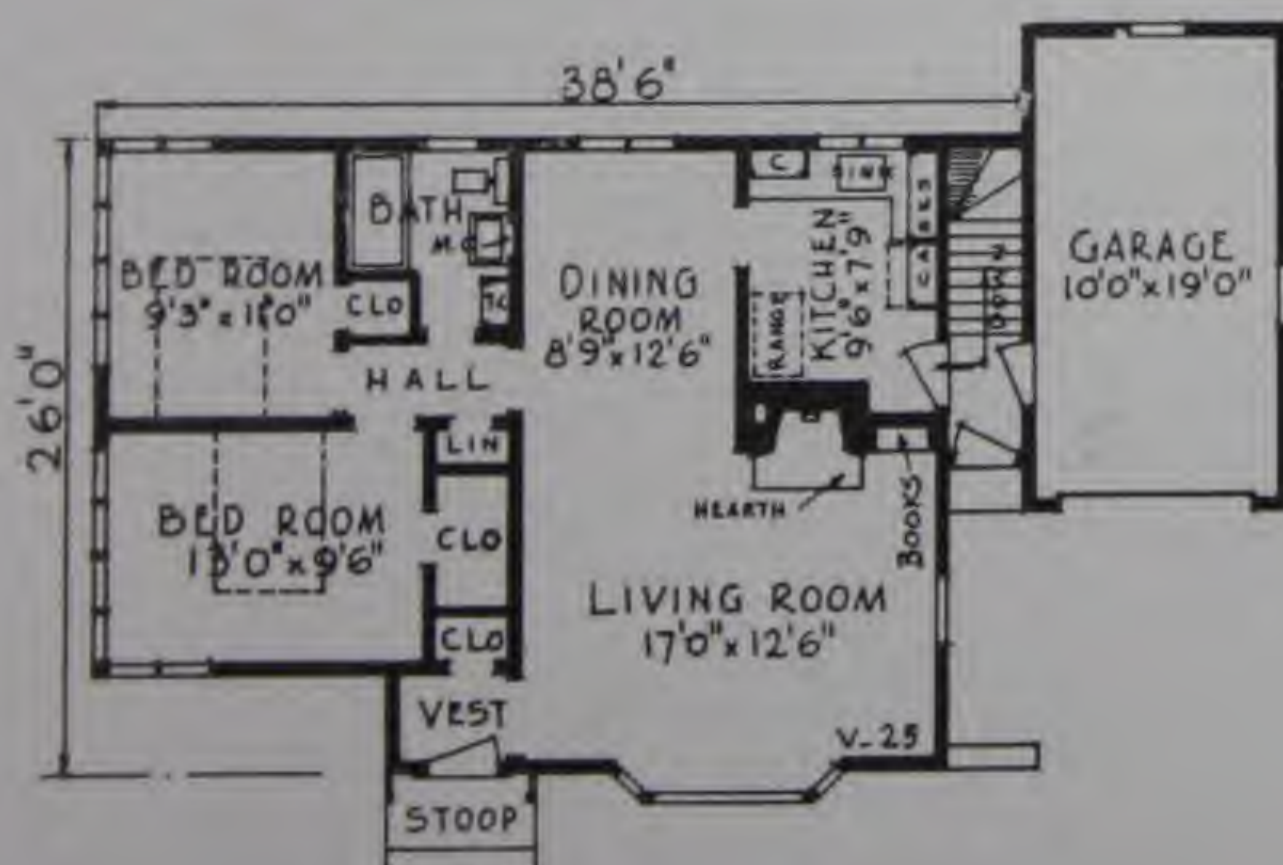
CUBIC CONTENTS .....20,680 CU. FT.  
 CEILING HEIGHT .....8 FT.  
 HEIGHT OF BASEMENT.....7 FT.

**WHAT COULD BE MORE PRACTICAL** than this modern little house of five rooms, the plan of which has been well studied? The vestibule through which one enters the living room is a practical solution for colder climates, with a coat closet right handy. A large bay window floods the living room with light and sunshine; the placing of the fireplace at one side makes possible an ideal furniture grouping.

The kitchen is in close proximity to the garage, the basement and the entry, thus saving many steps.

Rather unusual are the high, continuous strip bedroom windows, which permit placing furniture below, as these windows are raised above the eye level of passers-by, with consequent privacy to the occupants.

The exterior treatment is particularly charming, using drop siding alternating with shiplap. Painted white, with gray colored roof, bright curtains at the windows and clever landscaping, this will be a home to be admired.





## The OSBORN

The above picture brings out the admirable features of this effective Colonial bungalow. Each plan shows four rooms with five room efficiency.



Plan A  
Without Basement



Plan B  
With Basement

**DIMENSIONS**  
 Size of Main Building 40'0" x 22'0"  
 Ceiling Height 8'0"  
 Height of Basement, Plan B, 7'0"

**CUBAGE**  
 Plan A, 12110 Cu. Ft.  
 Plan B, 15710 Cu. Ft.



## The OAKWOOD



Plan A  
Without Basement

**DIMENSIONS**  
 Size of Main Building... 29'0" x 32'0"  
 Ceiling Height... 8'0"  
 Height of Basement, Plan B, ... 7'0"

This home will appeal to those who desire something different such as location of living and dining rooms at rear.

**CUBAGE**  
 Plan A  
 12050 Cu. Ft.  
 Plan B  
 16000 Cu. Ft.



Plan B  
With Basement



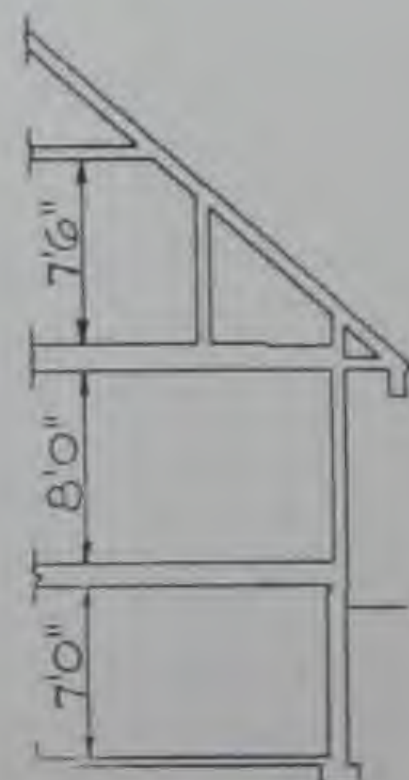


THE *Envoy*

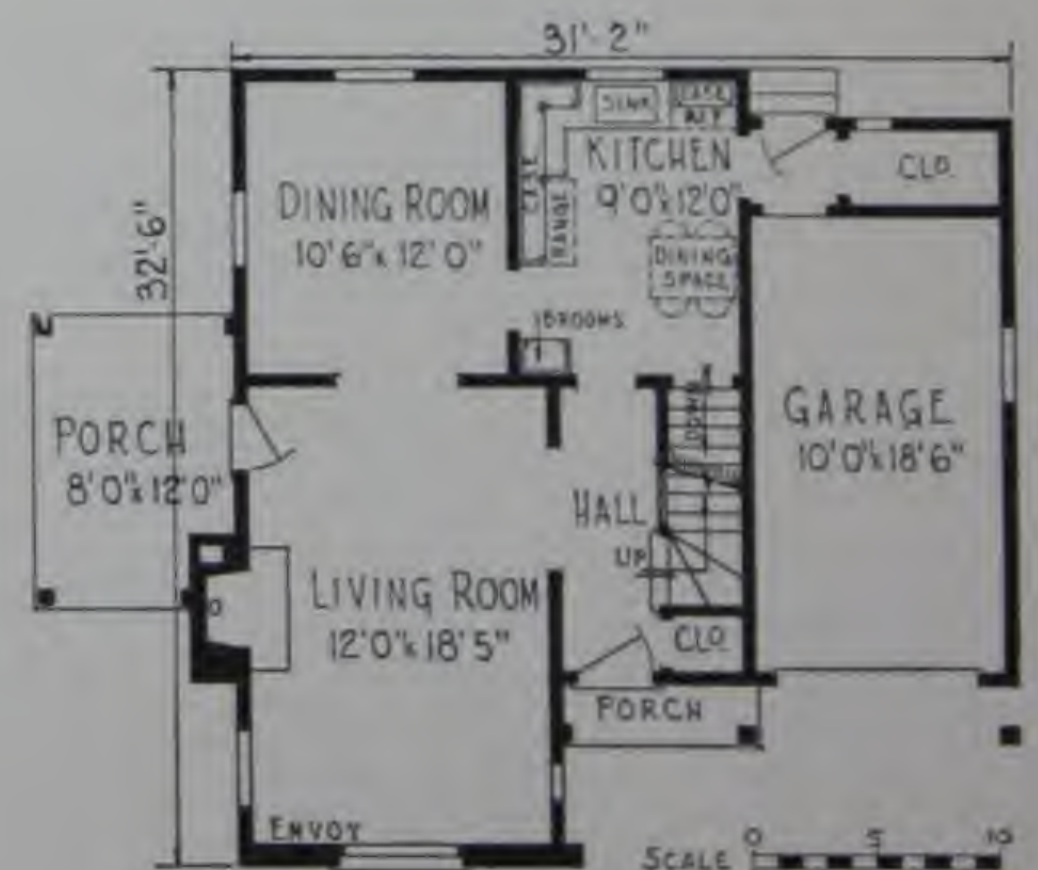
In search of an ideal home, one cannot help but consider this charming English design. All rooms are of a convenient size and three large bedrooms with cross ventilation are provided. The attached garage is always appreciated.



SECOND FLOOR



19,284 CUBIC FEET

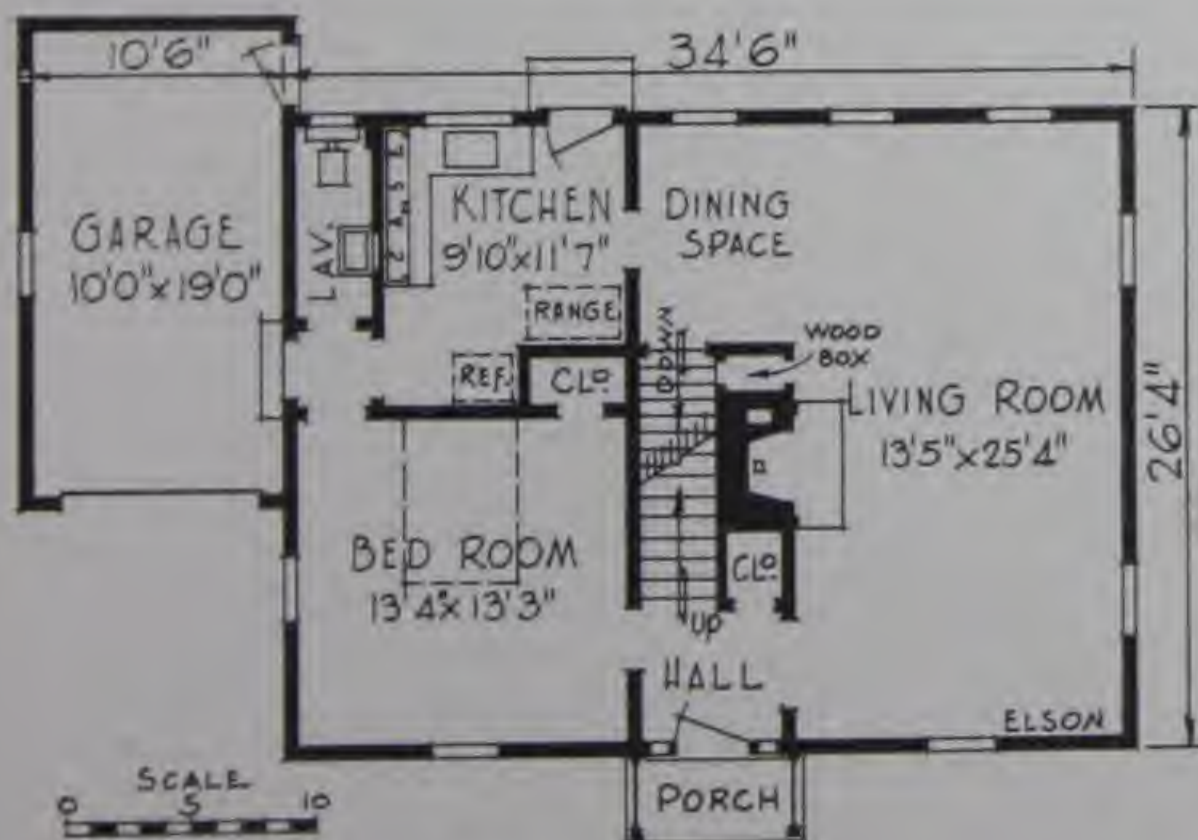


FIRST FLOOR

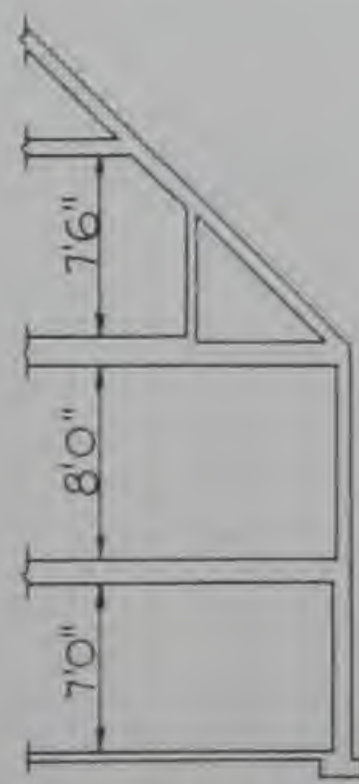


A feature of this little white home is the first floor bedroom with its convenient proximity to the lavatory and kitchen. It may also be used as a dining room, if desired. The plan discloses many other interesting points.

## THE Elson

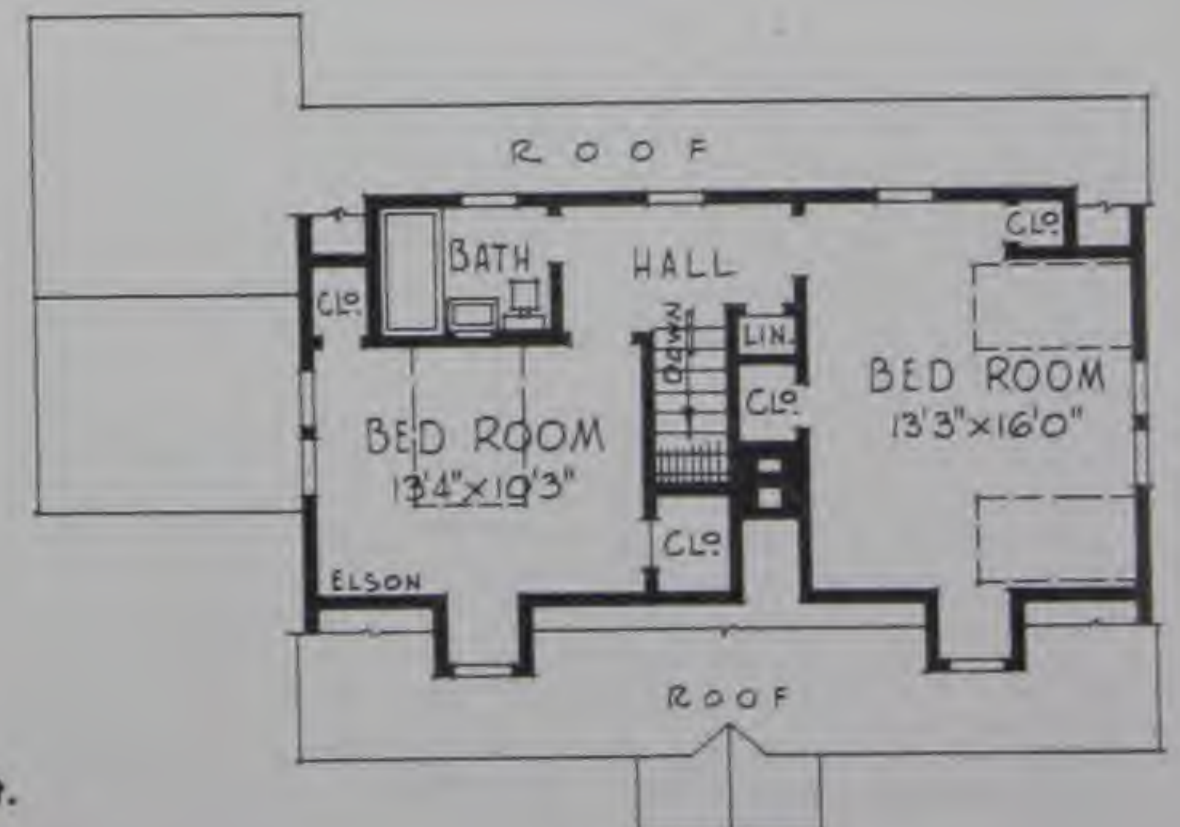


FIRST FLOOR



### CUBAGE

House .....	22,350 Cu. Ft.
Garage .....	2,310 Cu. Ft.
<b>TOTAL .....</b>	<b>24,660 Cu. Ft.</b>

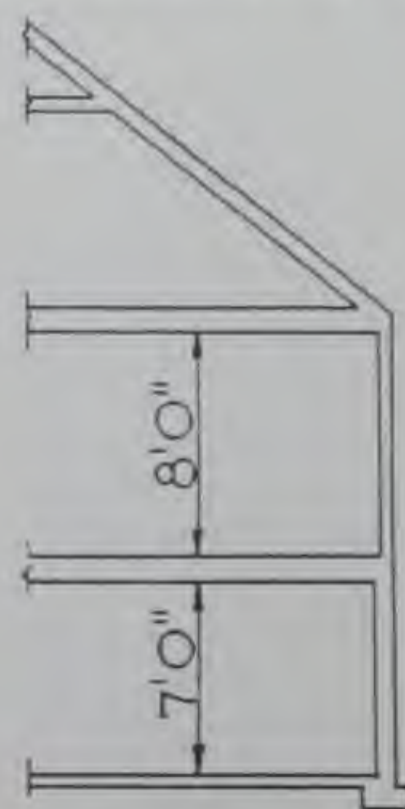
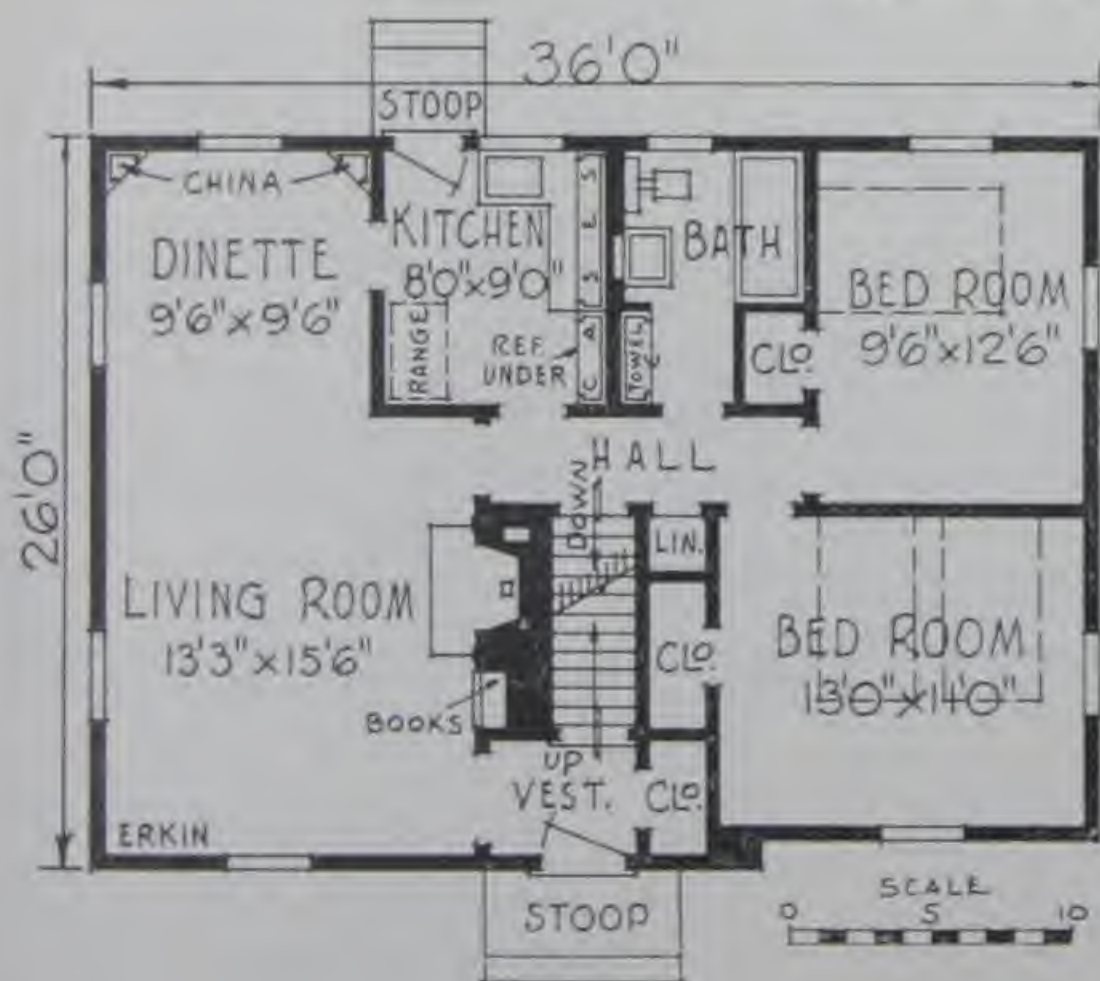


SECOND FLOOR



THE *Erkin*

This little Cape Cod home is a practical solution for the growing family in that a stairway to attic has been provided and the pitch of the roof is high enough to permit the addition of two extra rooms.



19,600 CUBIC FEET



VIEW OF DINETTE



# THE CERTIGRADE HOME

In considering this Colonial cottage you will note that it has charm and proportion, and while simple in design the exterior variations make it one of outstanding merit.



Plan A

with utility room, providing space for heating and laundry equipment.

The roof and sidewalls are covered with Number 1 Red Cedar Shingles.

## CUBIC CONTENTS

Plan A, 14,600 Cu. Ft. Plan B, 19,700 Cu. Ft.  
Garage 2,200 Cu. Ft.

## DIMENSIONS

Size of main building, both plans.....38' 0" x 30' 0"  
Ceiling height, both plans.....8' 3 1/2"  
Height of basement.....7' 0"



Plan B

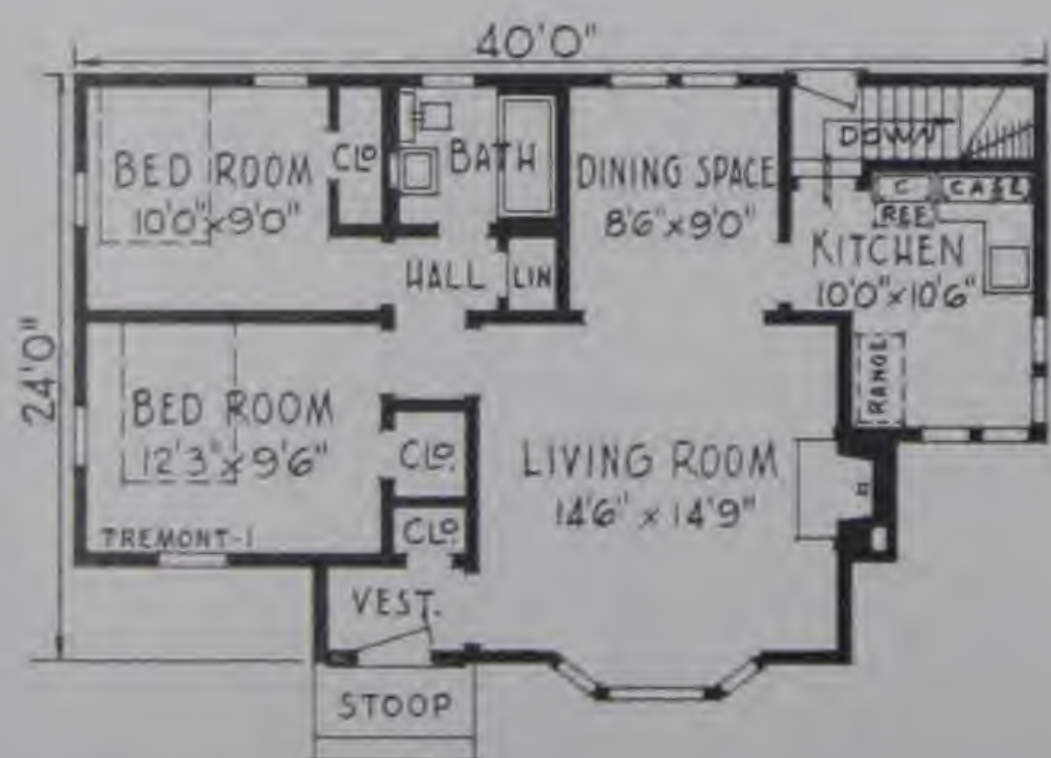
with basement. Layout slightly varied to permit basement stair.

# The Tremont

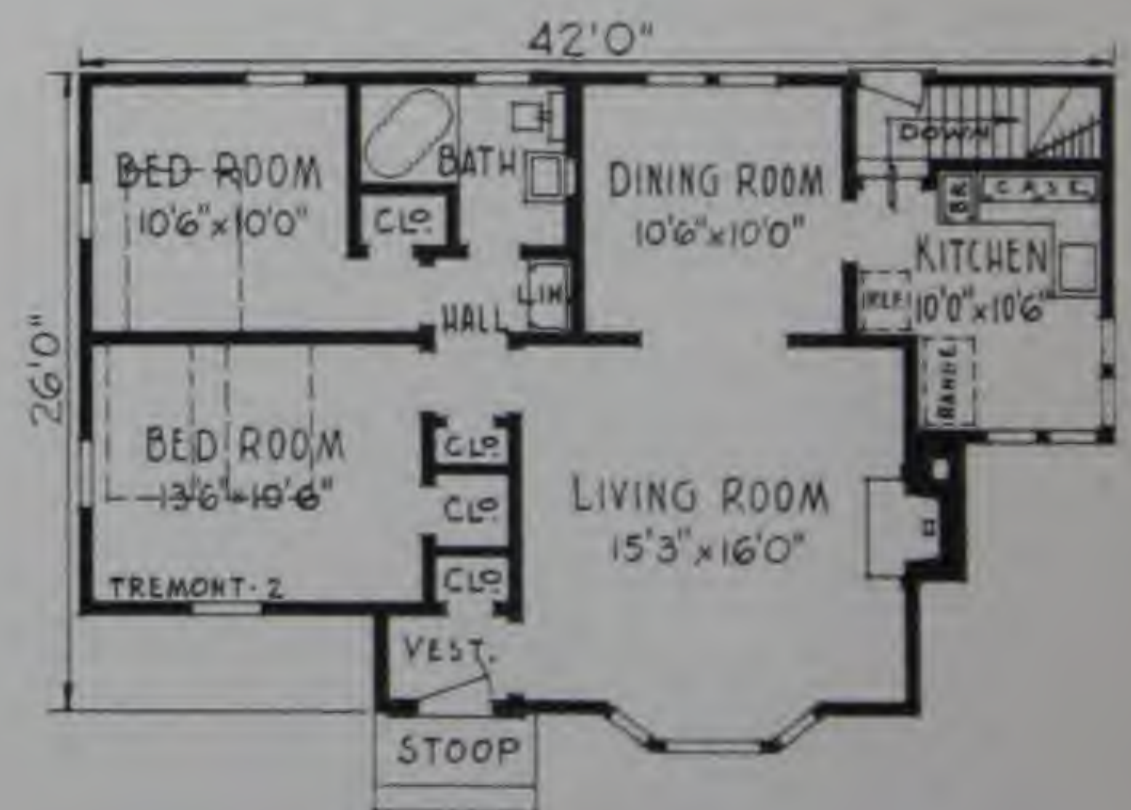


★ This home will appeal particularly to people of moderate means and good taste. It is anything but commonplace in design and will stand out from its neighbors. Much comfort and pleasure are assured not only from the charming exterior but also from the well-planned and roomy interior.

When ordering plans mention whether Plan 1 or Plan 2 is wanted.



PLAN 1



PLAN 2

CUBIC FEET

PLAN 1.....	17,130 Cu. Ft.
PLAN 2.....	19,230 Cu. Ft.

# The Trece



★ An attractive home which should prove to be exceptionally economical to build, the "Trece" offers every requisite for the average family. Note that Plan 2 is designed to include three bed rooms.

When ordering plans mention whether Plan 1 or Plan 2 is wanted.



PLAN 1



CUBIC FEET

PLAN 1 . . . . 17,980 Cu. Ft.  
PLAN 2 . . . . 21,520 Cu. Ft.



PLAN 2

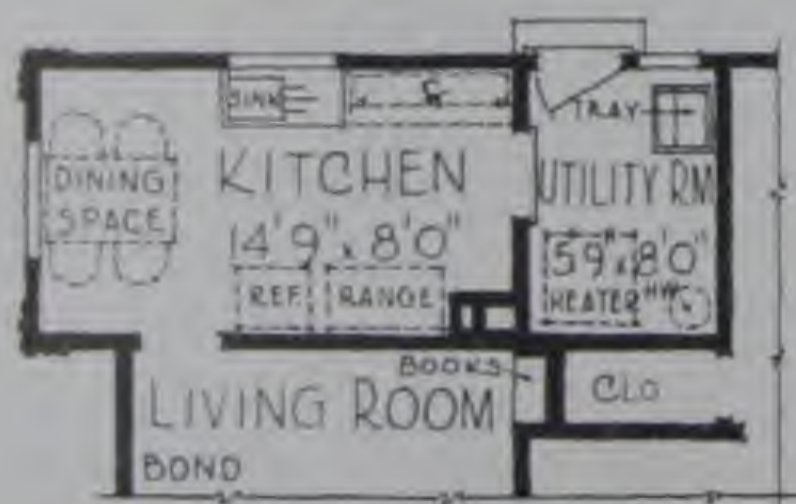


## THE BOND

Here is a well-planned home of unusual merit which is just the kind to buy when appearances, convenient room arrangement and low cost are desired. This pleasant little home will make a charming addition to any community.

### DIMENSIONS

Size of main building.....33' 0" x 26' 0"  
 Ceiling height .....8' 5"  
 Height of basement.....7' 0"  
 Total cubic contents.....14,900 Cu. Ft.



Blue print plans also provide for home without basement.



FLOOR PLAN

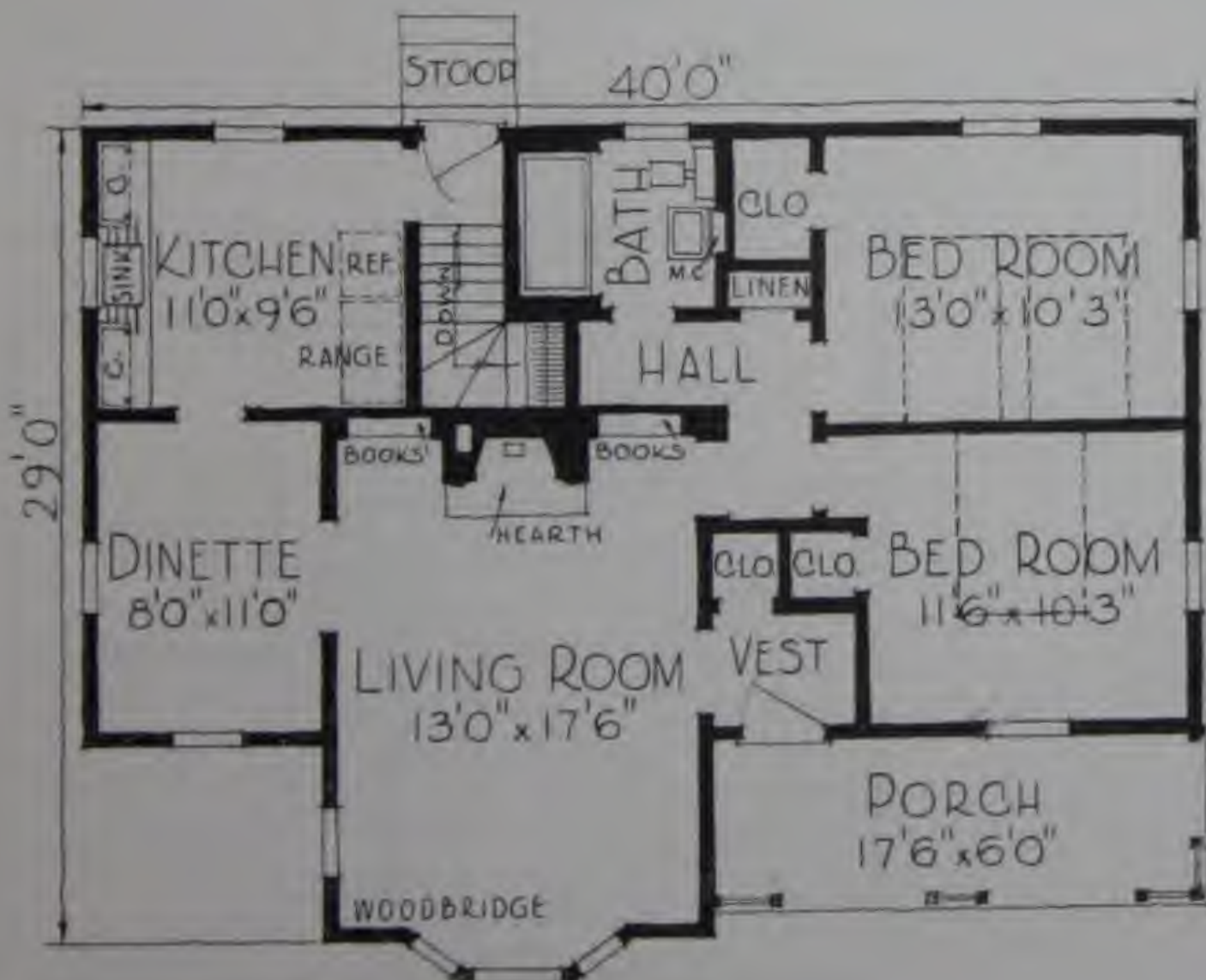


### DIMENSIONS

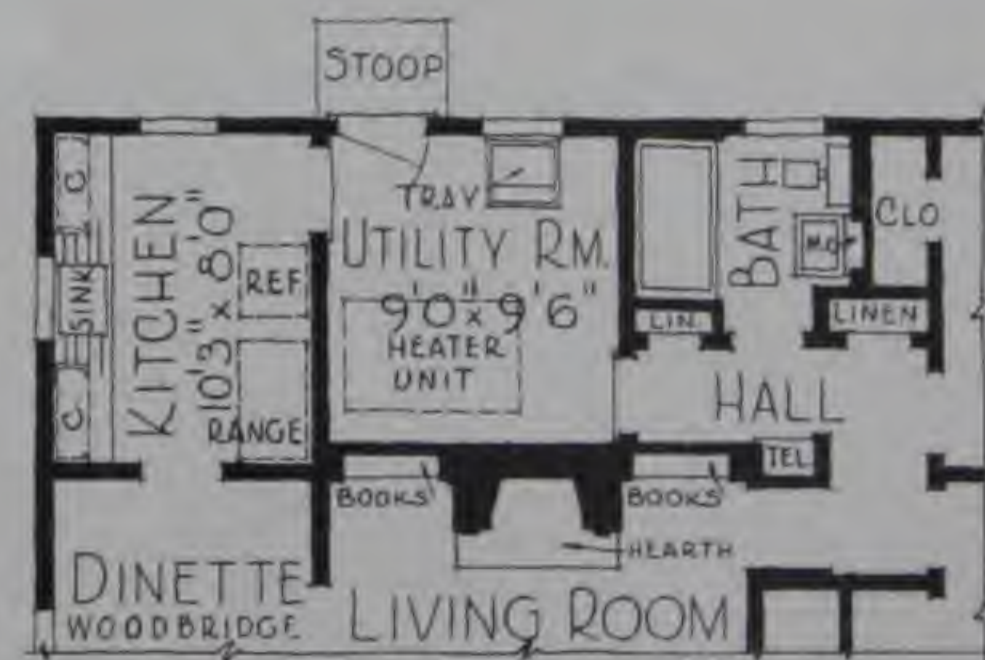
Size of main building . . . . . 40' 0" x 29' 0".  
 Ceiling height . . . . . 8' 3".  
 Height of basement . . . . . 7' 0".  
 Total cubic contents . . . . . 20,110 Cu. Ft.

## THE WOODBRIDGE

A home designed for exterior charm and interior comfort. Five-room efficiency and large closet space are provided. The living room has a large fireplace and pleasing bay window.



FLOOR PLAN



Blue print plans also provide for home without basement.





## MODEL L-28

This simple little four room house, of Cape Cod type, represents a maximum in comfort, space and beauty for a minimum cost. It will especially appeal to the home builder who is looking for something that is unobtrusive in appearance, yet giving an impression of real value and solidity.

*Four Rooms, Dining  
Space and Bath*

**CUBAGE**  
17,530 CU. FT.

### DIMENSIONS

SIZE OF MAIN BUILDING.....32'0" x 27'6"  
 CEILING HEIGHT .....8'3"  
 HEIGHT OF BASEMENT.....7'0"





## The OWENS

This well-planned five room home can be furnished with English exterior design or Colonial as illustrated below. Note the large attic space.

CUBAGE  
16650 Cu. Ft.



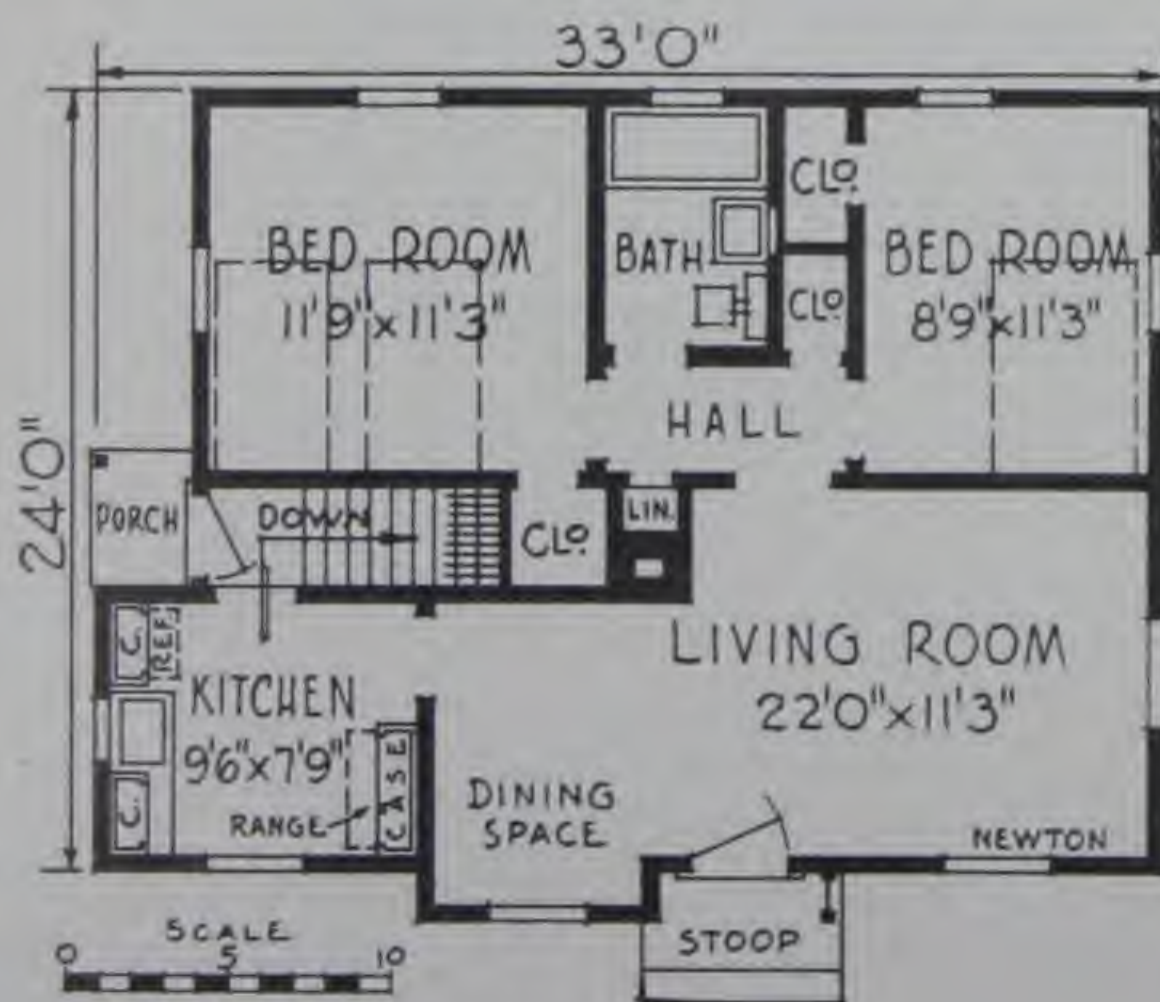
Alternate Elevation - Design B



**DIMENSIONS**  
 Size of Main Building... 30'0" x 32'0"  
 Ceiling Height... 8'0"  
 Height of Basement... 7'0"



DESIGN A



TYPICAL FLOOR PLAN

## THE NEWTON

### FOUR VARIOUS EXTERIORS FOR SAME FLOOR PLAN

★ In the design of this basic floor plan one finds a complete four room layout with dining space in the living room for five-room efficiency. Two large bedrooms and ample closet space are provided. The kitchen answers all essential requirements and there is easy access to the basement from the grade entrance at side. A selection of four exteriors are offered.



### DESIGN B

*at left*

Minor variations on the front wall, a projecting gable and two large view windows afford the pleasing exterior shown here.



### DESIGN C

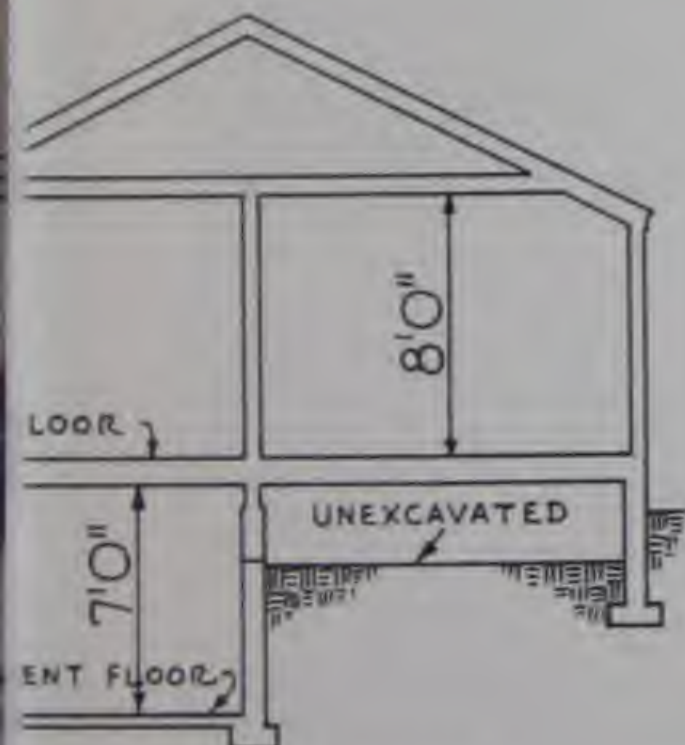
*below*

A somewhat more simple type using bevelled siding. Note that this exterior reverses the original basic plan with slight changes.

**AVERAGE  
CUBAGE  
12,500 CU. FT.**



Floor plan is reversed for Designs C and D and includes breezeway and garage on kitchen side which may be omitted when the basic home is built and added later.



TYPICAL SECTION



DESIGN D, ABOVE, IS ILLUSTRATED WITH GARAGE AND BREEZEWAY ADDED. THESE ATTACHMENTS MAY BE MADE TO ANY OF THE OTHER THREE DESIGNS.



PLAN 1...18900 CU. FT.  
PLAN 2...20500 CU. FT.

## The Ticar

This pleasing modern design offers four rooms and garage. The floor arrangements are convenient and practical.

### DIMENSIONS

SIZE OF MAIN BUILDING, PLAN 1 AND 2 ..... 36'0" x 29'0"  
CEILING HEIGHT ..... 8'2" HEIGHT OF BASEMENT ..... 7'0"



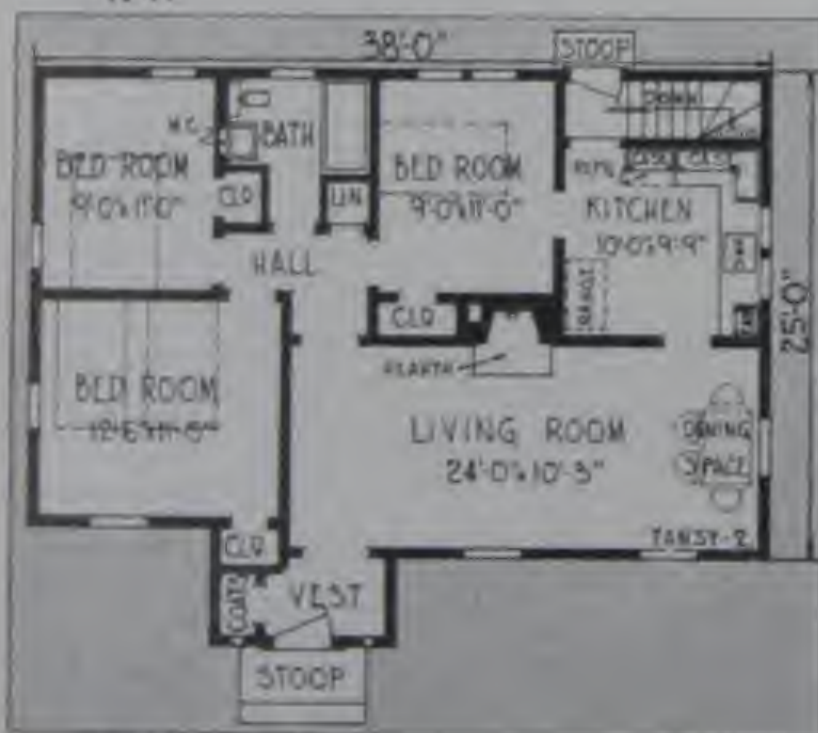
PLAN 1



PLAN 2



PLAN 1



PLAN 2



PLAN 1...16160 CU. FT.  
PLAN 2...18540 CU. FT.

## The Tansy

The above modern design is planned to give a selection of either two or three bedrooms.

### DIMENSIONS

SIZE OF MAIN BUILDING, PLAN 1 ..... 33'0" x 25'0" PLAN 2 ..... 38'0" x 25'0"  
CEILING HEIGHT ..... 8'2" HEIGHT OF BASEMENT ..... 7'0"

## DIMENSIONS

Size of main building 32' 0" x 28' 0".  
 Ceiling height . . . . 8' 0".  
 Height of basement . . . . . 7' 0".  
 15,000 Cu. Ft.



# THE MISSOULA

Featuring a dinette off the living room and kitchen at the front, the "Missoula" should prove popular among housewives.



# THE MINIDOKA

The "right" home for those who appreciate and value conventional style while gaining modern utility in plan.



## DIMENSIONS

Size of main building . . . 32' 6" x 32' 0".  
 Ceiling height . . . . . 8' 2".  
 Height of basement . . . . . 7' 0".  
 20,000 Cu. Ft.



## THE WENATCHEE

Healthful essentials, abundant light and cross ventilation for all rooms, are apparent in this design. A convenient garage is provided under Dining Room.



### DIMENSIONS

Size of main building . . . . . 32' 0" x 36' 0"  
 Ceiling height . . . . . 8' 0"  
 Height of basement . . . . . 7' 6"

20,590 Cu. Ft.

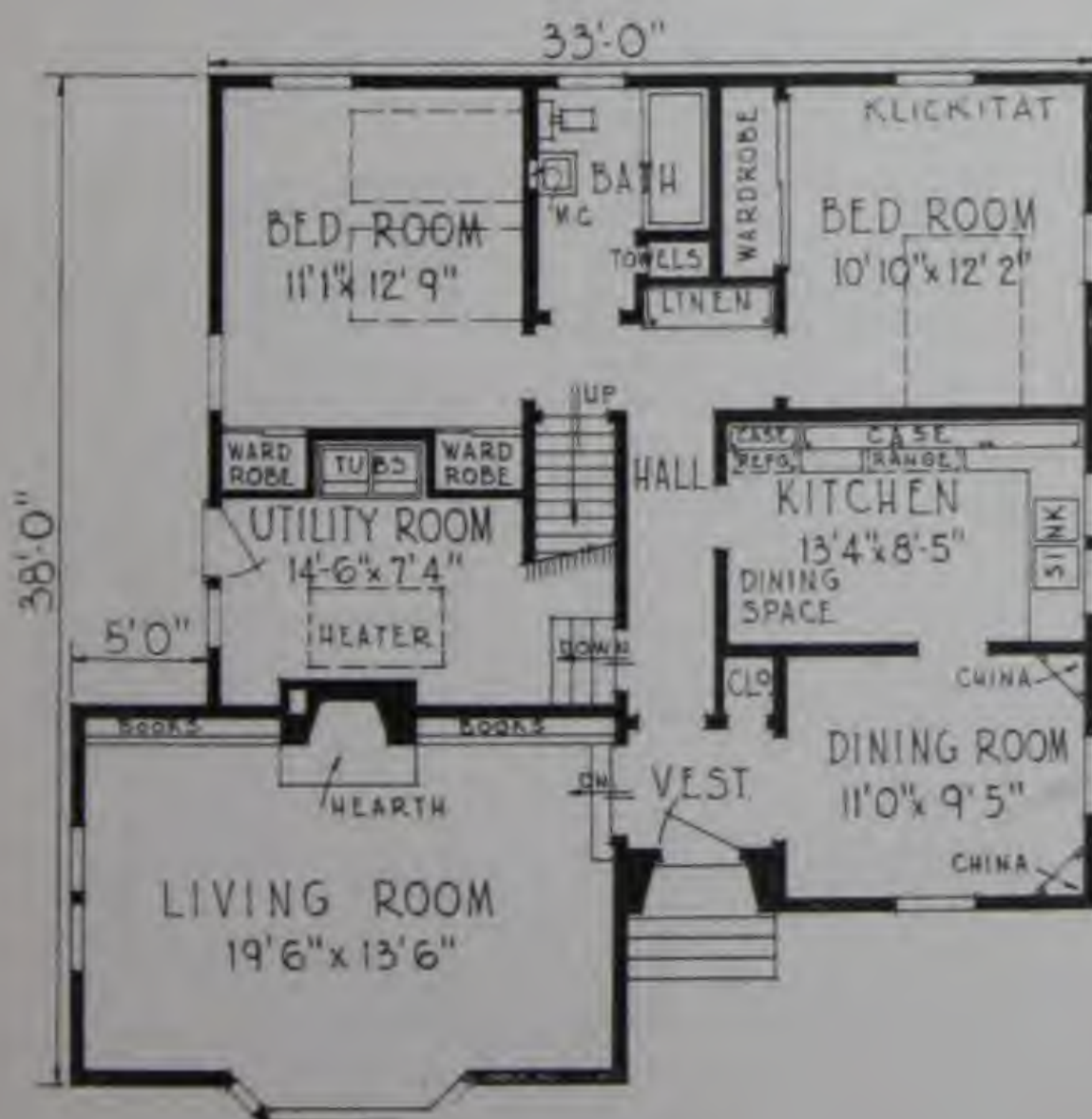


FLOOR PLAN



## THE KLICKITAT

The exterior reflects sound construction and good planning to be found within. The attic is spacious enough for future bed rooms.



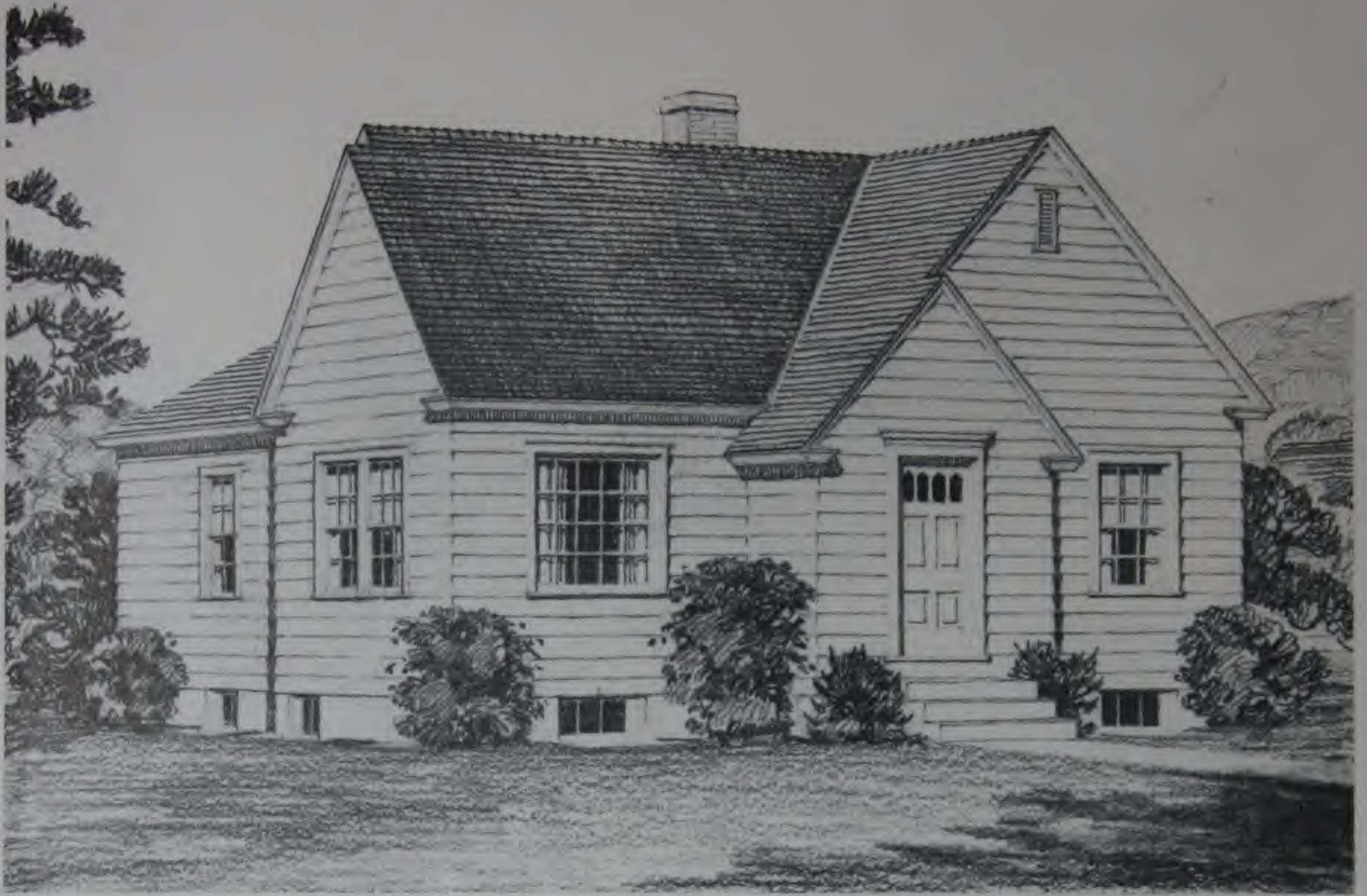
FLOOR PLAN



### DIMENSIONS

Size of main building . . . . . 38' 0" x 33' 0"  
 Ceiling height . . . . . 8' 0"  
 20,180 Cu. Ft.





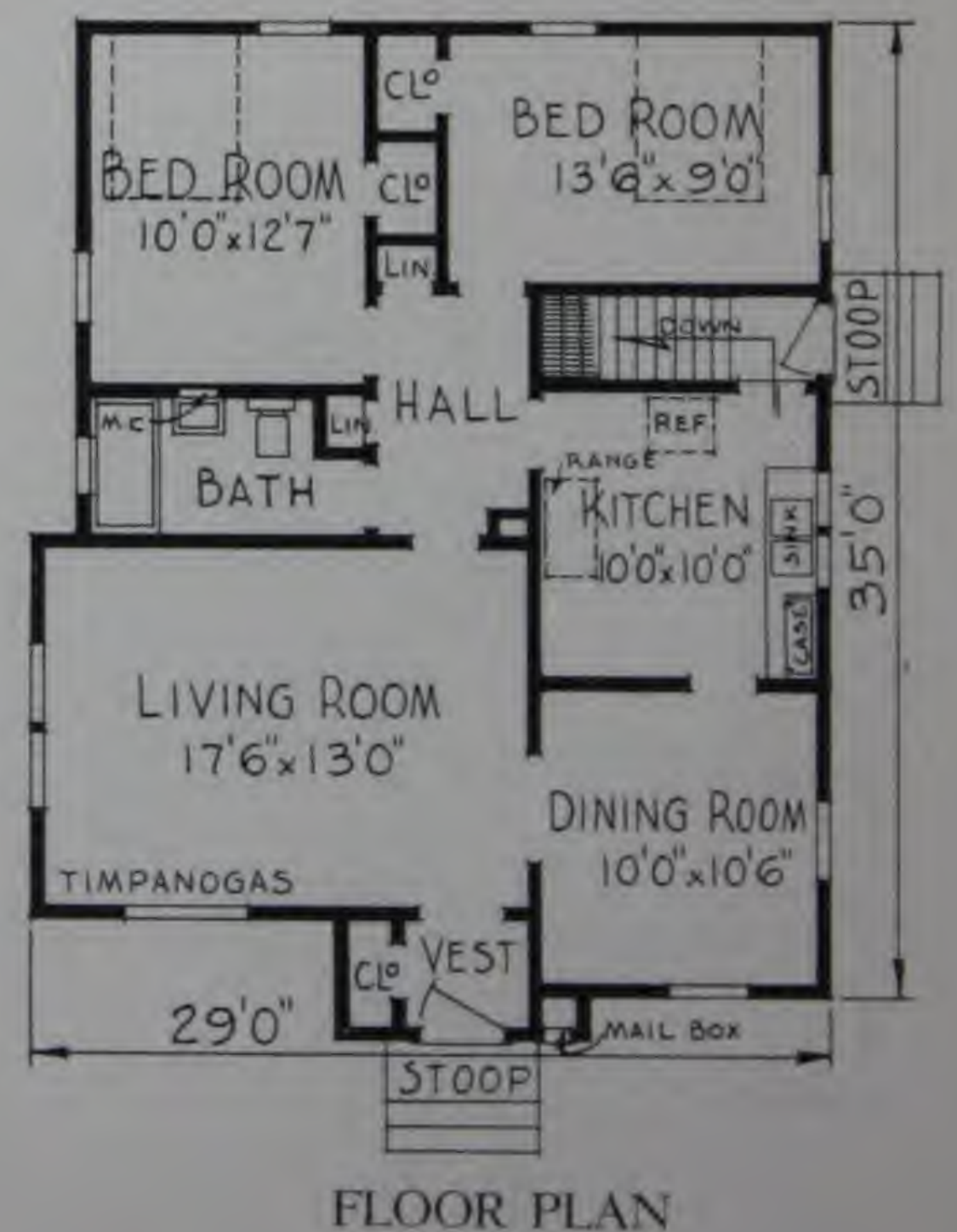
## THE TIMPANOGAS

This home combines individuality, attractiveness and good taste, with a light, airy convenient interior arrangement. It will prove a home to be proud of.



### DIMENSIONS

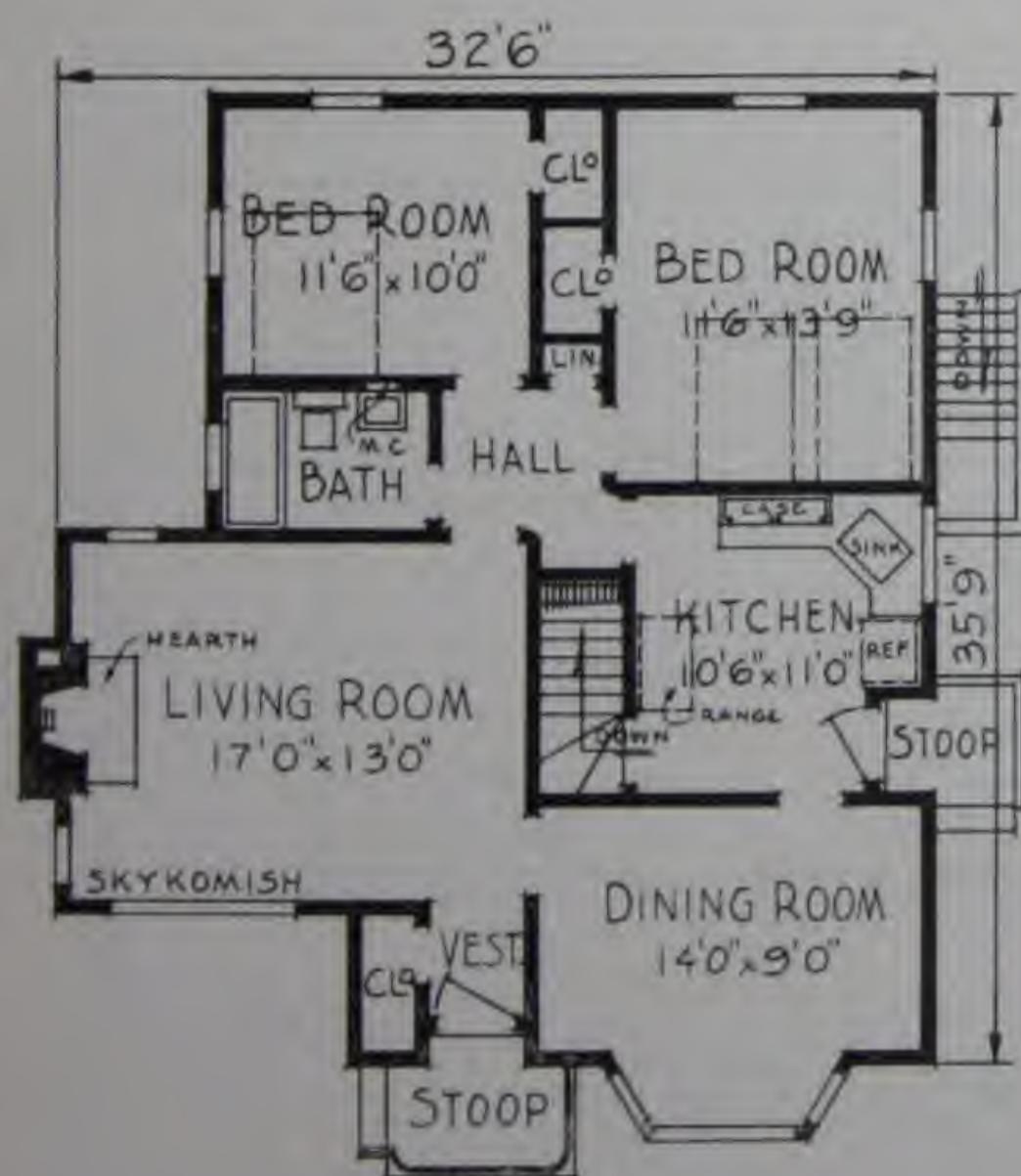
Size of main building . . . . . 29' 0" x 35' 0".  
 Ceiling height . . . . . 8' 2".  
 Height of basement . . . . . 7' 0".  
 20,900 Cu. Ft.





## THE SKYKOMISH

This attractive home is out of the ordinary because it emphasizes individuality — yet it is designed along simple lines with careful consideration for economy in construction.



FLOOR PLAN

### DIMENSIONS

Size of main building . . . . . 32' 6" x 35' 9"  
 Ceiling height . . . . . 8' 2"  
 Height of basement . . . . . 7' 0"  
 19,200 Cu. Ft.



## THE OKANOOGAN

A single glance is all that is required to show that this home will fit comfortably into any locality.



FLOOR PLAN

### DIMENSIONS

Size of main building . . . . . 46' 0" x 22' 0"  
 Ceiling height . . . . . 8' 0"  
 Height of basement . . . . . 7' 0"  
 15,900 Cu. Ft.

# CHARMING ENGLISH COTTAGE



20,000  
CU. FT.

## design V-20

CEILING HEIGHT.....8 FT. 3 IN.  
HEIGHT OF BASEMENT.....7 FT.



**WHAT COULD BE MORE ATTRACTIVE** than this lovely English style cottage, modernized, modified and completely up to the minute?

Built of brick with rustic siding in the gables and wood trim stained dark brown, it offers an excellent exterior which would prove an asset on any street.

The plan shows a good-sized living room with a cozy dinette, so popular where a full dining room is not desired. This dinette has its own large view window for abundance of light and pleasure during meals. The large corner sash will further flood this beautiful room with light.

The bedrooms are at the side of the house, separate and apart from the main living section yet readily accessible to the kitchen without passing through the living room.

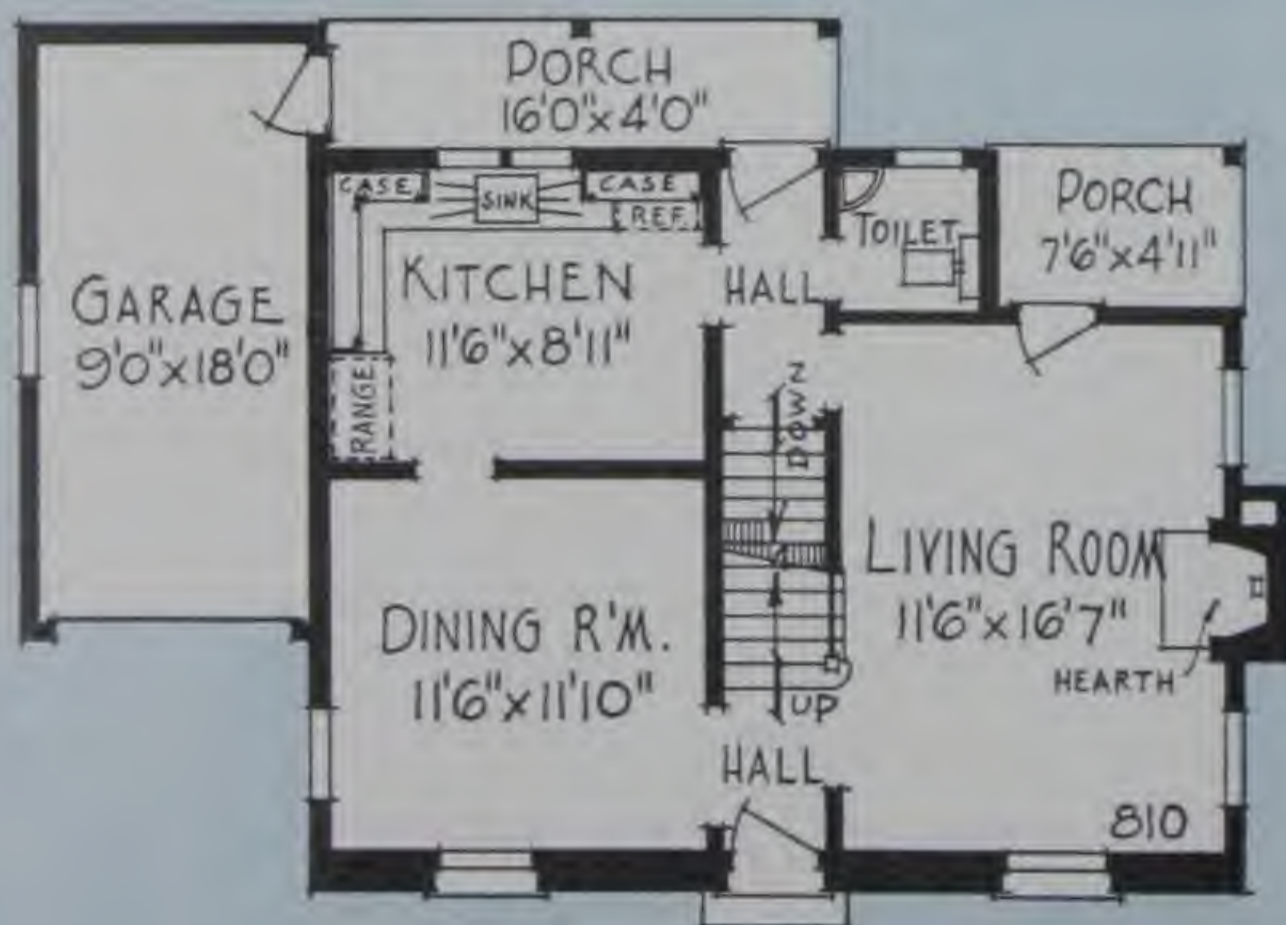
The small covered entrance porch, built out over the front door, could easily be enclosed in winter, if desired.



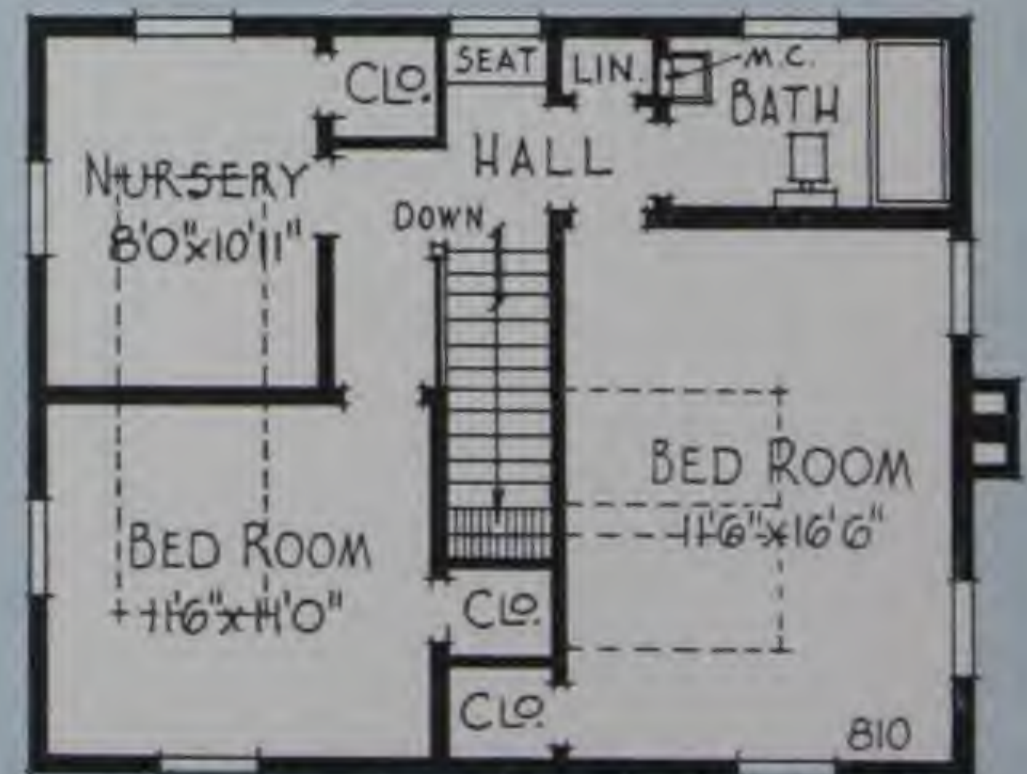
NO. 810-B

6 Rooms, Bath, Toilet and Garage

*This Colonial home, that bespeaks such pleasing hospitality, is a monument to the common sense of the American home builder. It is both conservative in design and economical to build.*



FIRST FLOOR PLAN



SECOND FLOOR PLAN

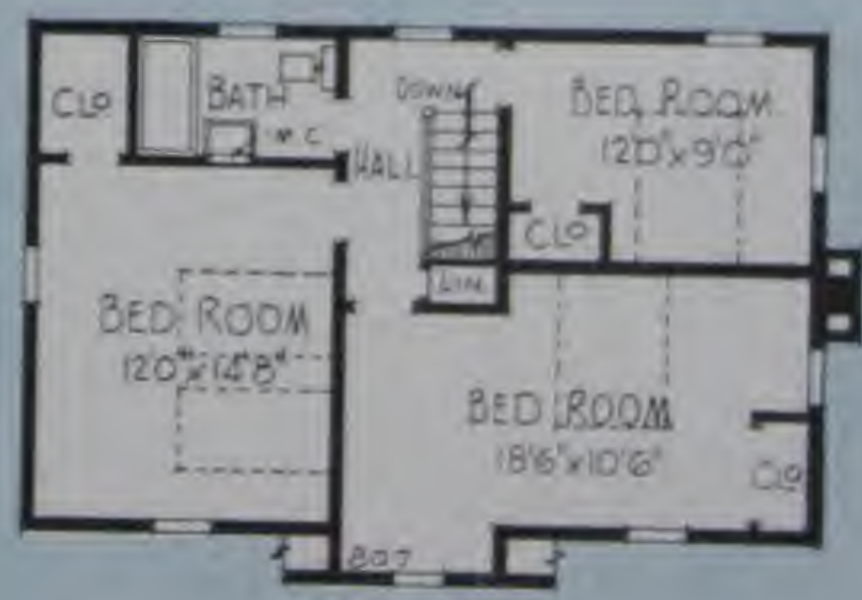
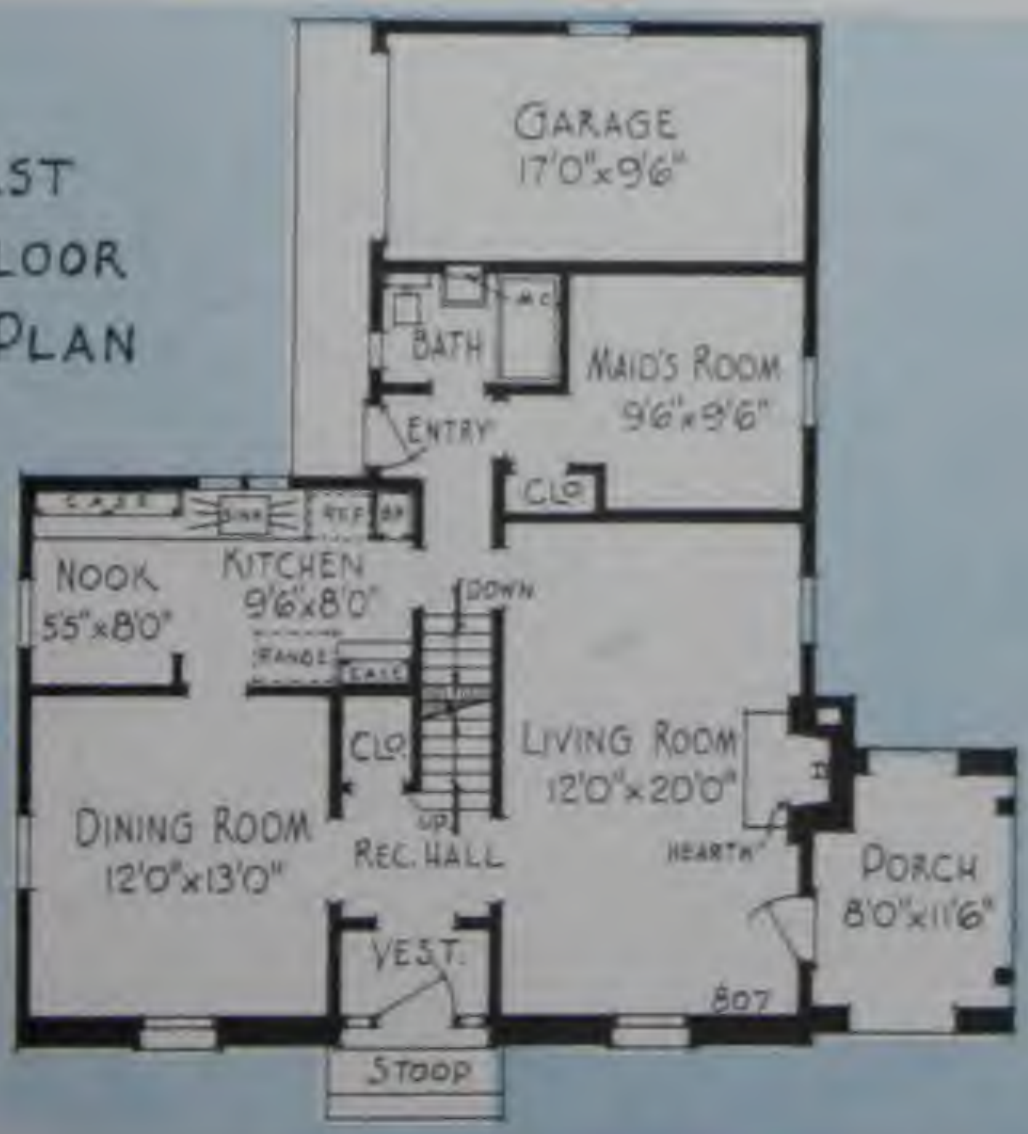


NO. 807-B

7 Rooms, 2 Baths, Nook and Garage

*P*ossessing a unique quality of design, the outgrowth of proper proportion and symmetrical formality, this home seems to radiate a quiet dignity, lasting refinement and charm.

FIRST FLOOR PLAN

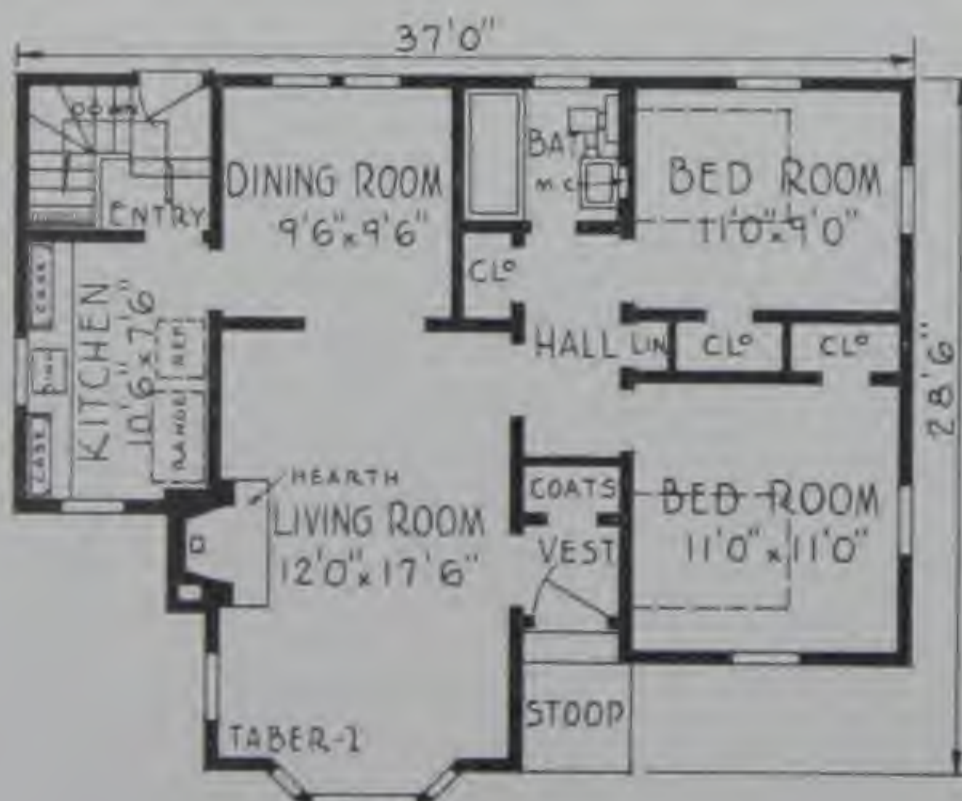


SECOND FLOOR PLAN

# The Taber

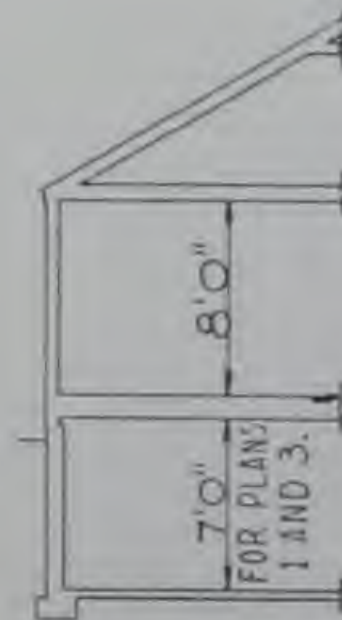


★ New, modern and attractive are words which best describe this charming home. The five rooms are located for comfort and efficiency. Planned along simple yet effective lines that insure it being moderate in cost, this design offers four plans for your selection.



PLAN 1, WITH BASEMENT

Plans with basement two feet wider and two feet deeper are available. When ordering designate as plan 3.



## CUBIC FEET

- PLAN 1. .16,900 Cu. Ft.
- PLAN 2. .12,150 Cu. Ft.
- PLAN 3. .19,600 Cu. Ft.
- PLAN 4. .15,050 Cu. Ft.



PLAN 2, WITHOUT BASEMENT

Plans without basement two feet wider and two feet deeper are also available as plan 4.



## MODEL L-53

We need not dwell on the appearance of this home, as the above picture is sufficient to bring out the many admirable points of beauty. Regarding the layout, moreover, note the corner fireplace, the large living room, and the "step-saving" kitchen.



Four Rooms, Dinette And Bath

**CUBAGE**  
16,530 CU. FT.

### DIMENSIONS

SIZE OF MAIN BUILDING .....30'0" x 28'0"  
CEILING HEIGHT .....8'2"  
HEIGHT OF BASEMENT .....7'0"



VIEW OF CORNER FIREPLACE





NO.  
773-B

7 Rooms, Solarium, Nook, Toilet,  
2 Baths and Garage

*So complete in detail, proportion and mass that no change in the exterior would seem permissible, this Colonial home stands out as a masterpiece of architectural skill.*



FIRST FLOOR PLAN



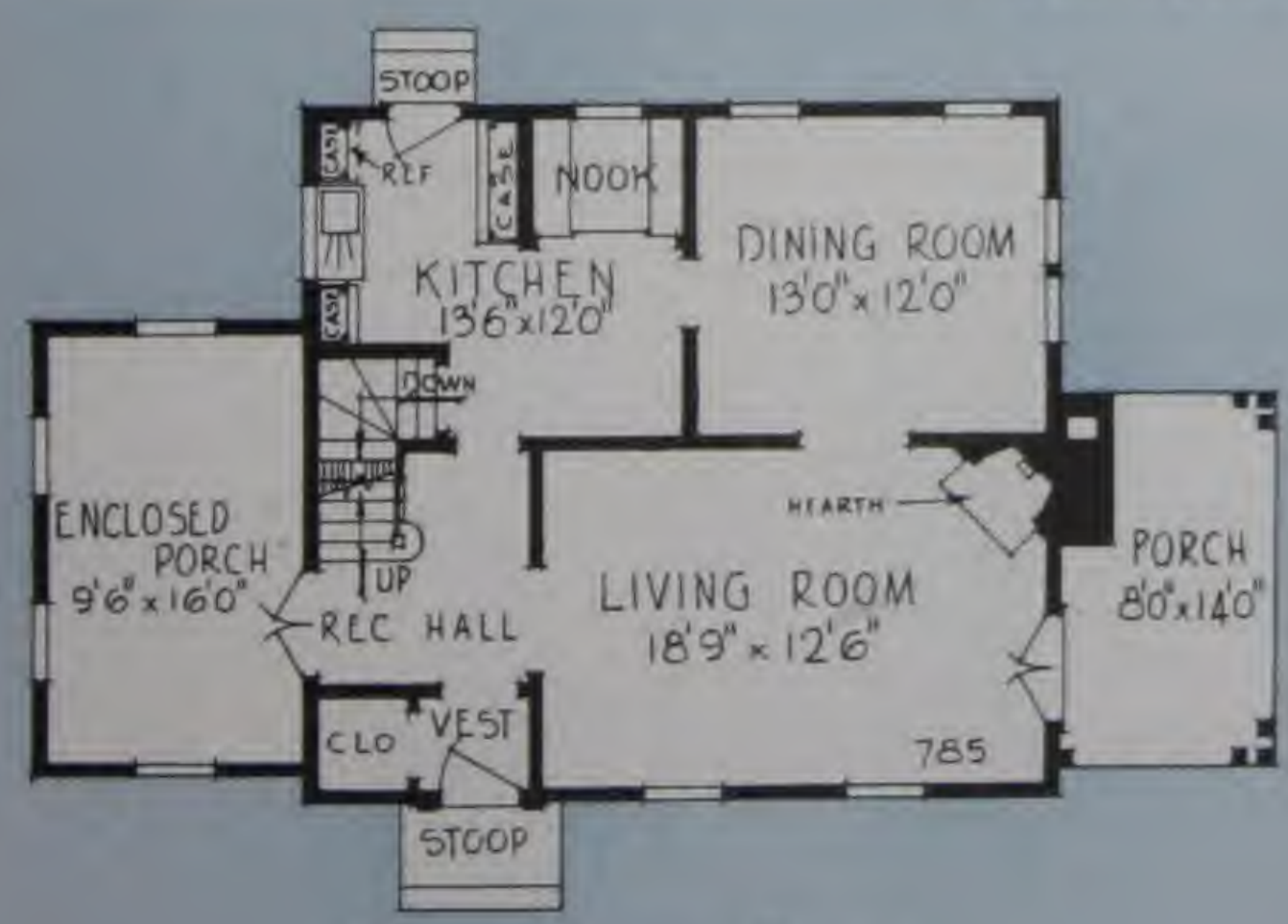
SECOND FLOOR PLAN



NO. 785-B

6 Rooms, Bath, Nook and Enclosed Porch.

*New England Colonial architecture at its best. A home that not only allows the maximum use of space, but is always reflective of good taste. Real value is assured here.*



FIRST FLOOR PLAN



SECOND FLOOR PLAN



NO. 797-B

5 Rooms and Bath.

*A* wealth of floor space, an abundance of light, large living room, fireplace and bookshelves, and plenty of closets are features that recommend this as a home for you. The Colonial one-story is always popular.



FLOOR PLAN



FIREPLACE AND BOOKSHELVES



## MODEL L-52

In considering everything pertaining to the above home, you will note that it has charm, a choice of two efficient floor plans, and can be erected at a moderate cost. Both plans provide ample attic space for future rooms, if required.



**PLAN 1**  
Four Rooms,  
Dinette And Bath

**PLAN 2**  
Four Rooms  
And Bath

**CUBAGE**  
BOTH PLANS  
22,700 CU. FT.

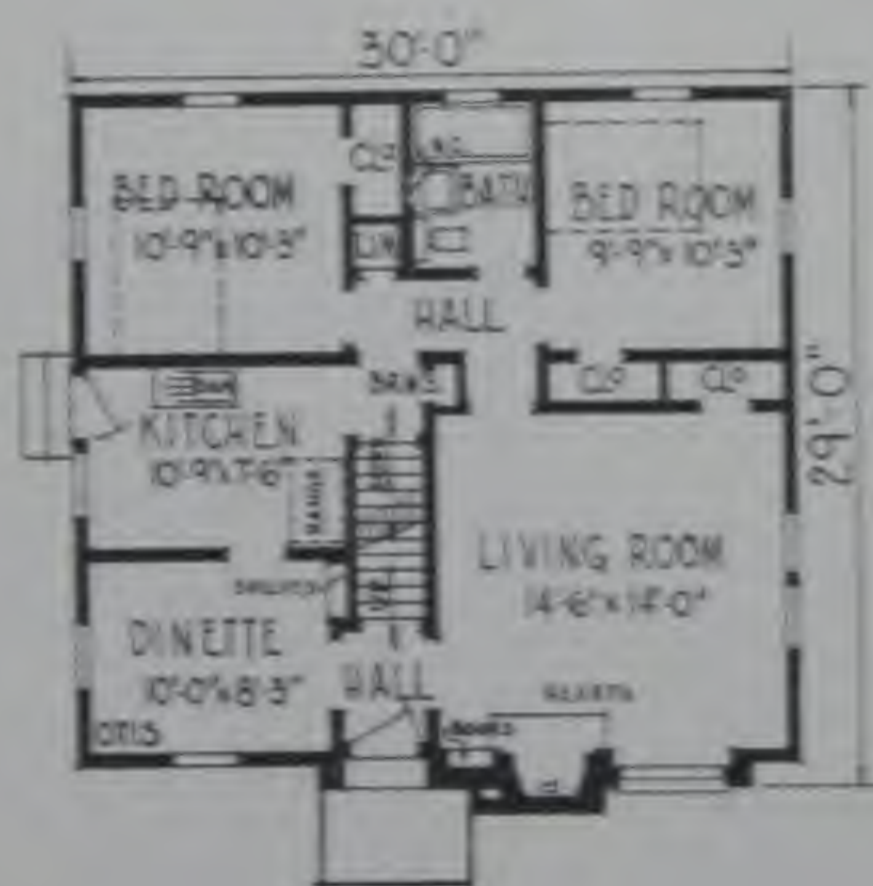


### DIMENSIONS

SIZE OF MAIN BUILDING, PLANS 1 & 2.....	32'0" x 30'0"
CEILING HEIGHT .....	8'0"
HEIGHT OF BASEMENT.....	7'0"



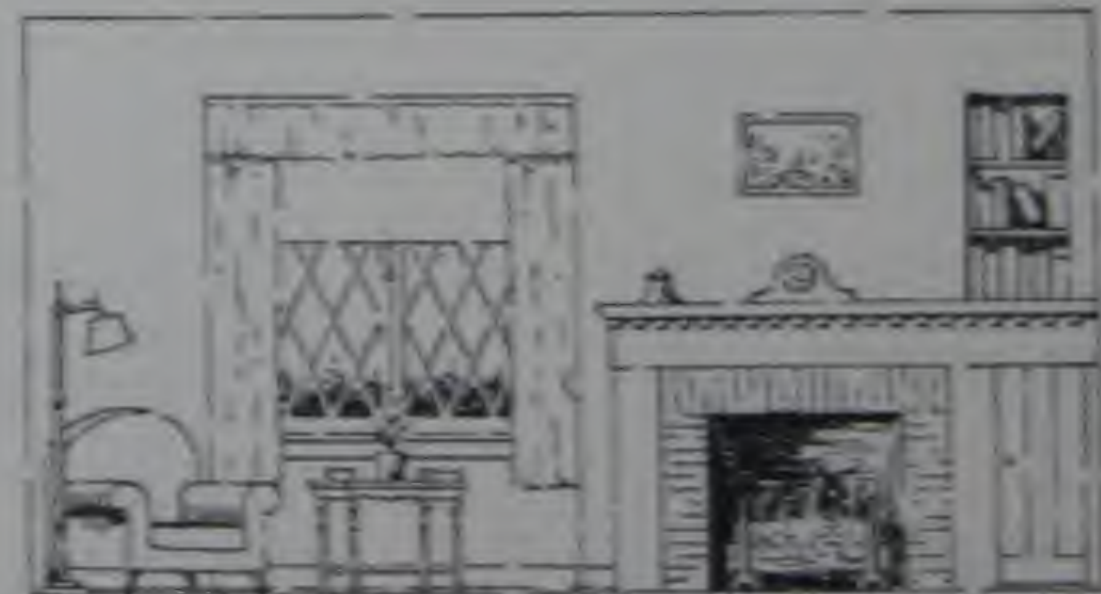
## The OTIS



**DIMENSIONS**  
 Size of Main Building... 30'0" x 29'0"  
 Ceiling Height... 8'0"  
 Height of Basement... 7'0"

The English type of cottage finds many adherents among the discriminating builders. Planned for five room efficiency and large attic space.

**CUBAGE**  
 17100 Cu. Ft.



Living Room

# VITAL LIVING ROOMS

**AS THE LIVING ROOM** is generally used by all the family, it is a composite or assembly room. It should be planned and furnished for the greatest comfort, convenience and use of the family group. In selecting the plan of your house, try and obtain a living room that will not become a passageway from one room to the other. Such passage disturbs the restfulness and repose of the main room and detracts from good furniture grouping.

For maximum room utility provide bookshelves and cupboards for magazines, card tables, games, record albums, movie projectors and screens. Soon television will be commonplace in every home and a long wall space for its projection will be necessary.

Living rooms are more pleasant when they are flooded with sunlight. One of the modern trends is toward large view or bay windows. If possible, have one in your living room. It will greatly increase the apparent spaciousness of a smaller room and afford retreat. **Large windows are a must for every modern living room.**

Living rooms should have some storage space and closets or cupboards are important. One of the newer ideas is **to build out two corners on one wall of the living room with shallow closets**, thus making a recess for a davenport or sofa between. Not only are extra closets gained and a fine space provided for the davenport, but if there is a large view window over the sofa, so much the better, for excellent light is also secured for reading.

Large mirrors over a fireplace or on one wall greatly increase the apparent size of a small living room; this is one of the tricks of modern planning.



# BED ROOMS

**IT IS BETTER** to have two bedrooms of comfortable size than to crowd too many rooms into a given floor space. Proper exposure of the rooms so that they secure the prevailing breeze is necessary, and cross-ventilation is very important. The modern corner window is an excellent solution for air and light in bedrooms, and permits of more wall space for furniture.

Windows high off the floor as shown in Design V 25, give more space below the window for furniture, and provide more privacy as they are above the eye-level of the passer-by.

The newer bedrooms will have much built-in furniture to conserve space and save work in moving heavy pieces when cleaning. **The idea presented here is for chest, dressing table and cosmetic storage.**

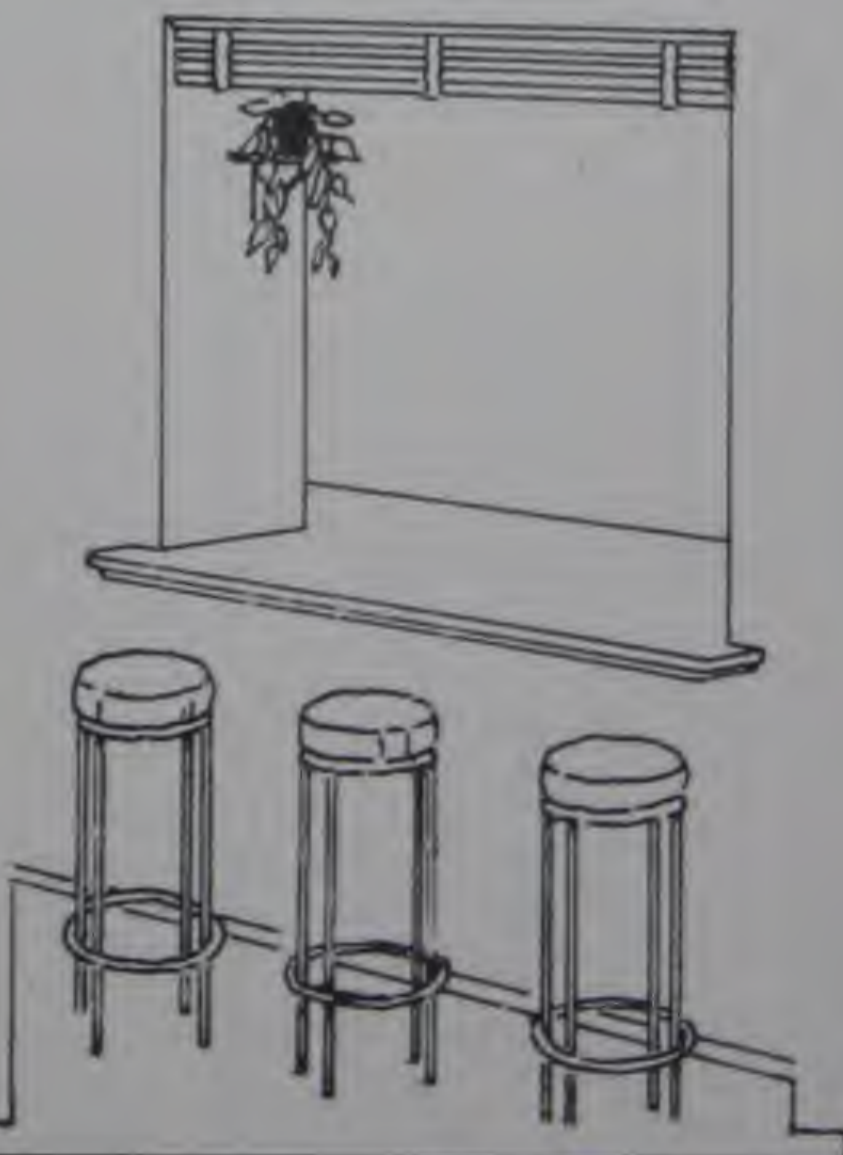


# ADVANCED DINING ROOM IDEAS

**IN THE SMALLER HOME**, where a large living room is desirable, it may suit your purpose best to do without the dining room and utilize part of the living room. It may be best for you to arrange an attractive eating place in the kitchen,—a breakfast nook, a small dinette, or one of the new snack bars. This is a matter of personal family choice. If the dining room is not included in the plan, the kitchen should be close to the living room so that when entertaining more formally, meals may be easily served to the table laid in the living room.

**The snack bar or counter** is nothing more than an opening cut in the wall between the living room and kitchen, in the lower part of which a counter is built at convenient height so that chairs or stools may be pulled up on the living room side for quick dining.

If a dining room is desired space should be provided for storage of linen, silver, china and glassware. Your own individual requirements will govern how much space you build. A china case may be built in between the studs of the wall and project slightly into the room. Sometimes open shelves may be better, or the popular corner cabinets may solve your problem. In all cases the backs should be nicely finished either like the woodwork of the room, or with a decorative, gay wallpaper or a painted finish of contrasting color.



# ADEQUATE KITCHENS

**THE NEW KITCHENS** are developed to include greater efficiency and beauty. Utility prevails in every detail of the room, for kitchen designers are planning so that the greatest amount of work may be done here with the least effort.

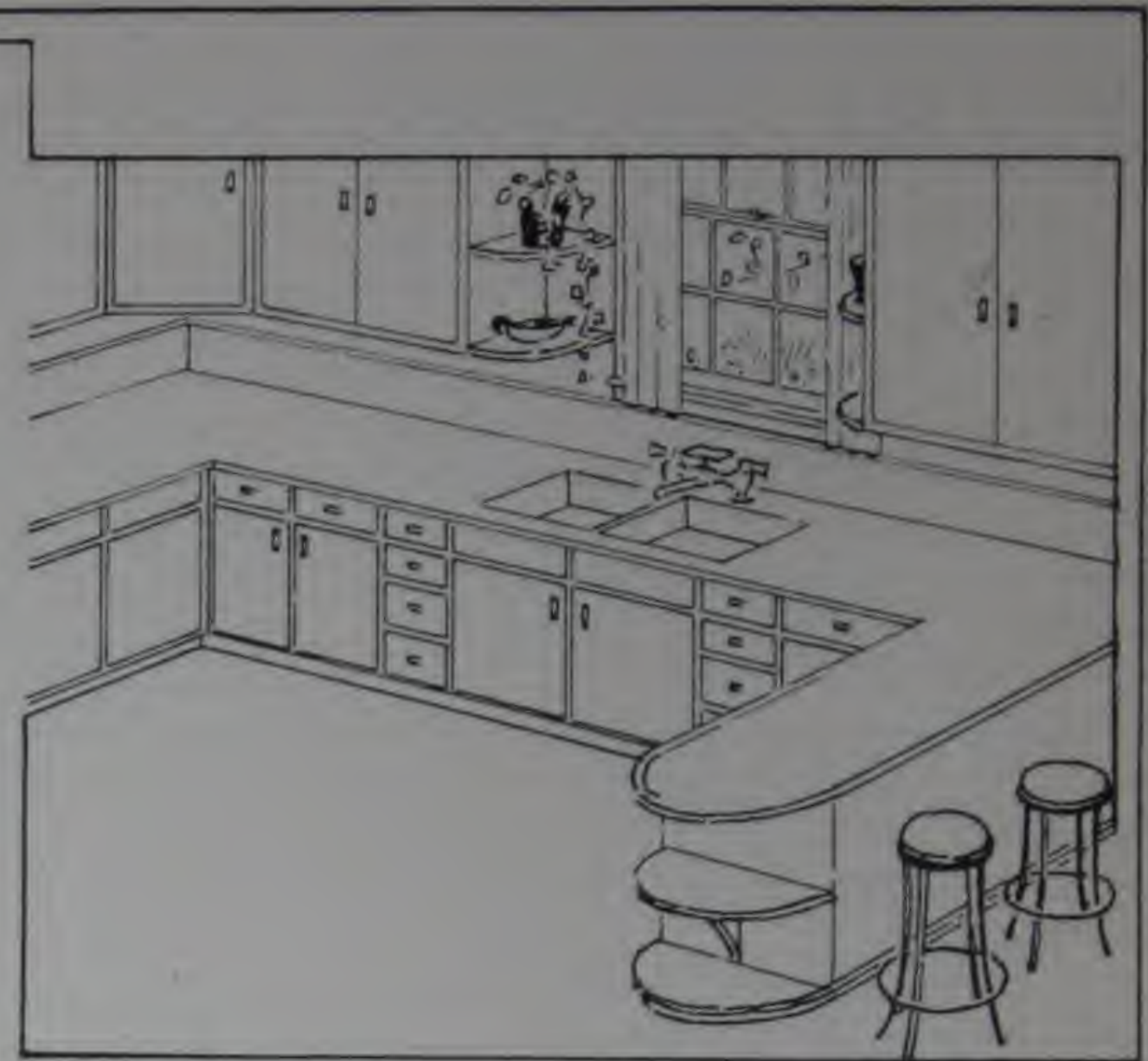
**SOME YEARS AGO** there was a movement toward the very small kitchen and away from the huge, spacious room that required many steps. Present day kitchens should be just right in size to accommodate all of the needed equipment and appliances that make for better kitchen operation and yet conserve space. Most people nowadays ask for a kitchen about 10 ft. x 12 ft. in size, with the sink located below a window and plenty of counter space.

**EVERY KITCHEN** must contain a sink, range, refrigerator and storage space for foodstuffs. Work counters and tables should be about 35 inches off the floor and covered with some easily-cleaned material such as linoleum or a plastic. Glass and plastics play an important role. There should be large windows for light and air and surely a window overlooking the play-yard where the mother may keep a watchful eye over the children outside.

**BY CAREFUL PLANNING** and the use of well-arranged stock kitchen units such as counters, cases, drawer sections, etc., a small kitchen is actually enlarged and more space made available for storage. **Streamlined Breakfast Counters**, designed for hasty meals, — very practical equipment, are taking the place of the old-fashioned breakfast table in the kitchen.

**FOR SANITATION**, walls of washable fabric, linoleum, plastic, wallboards or board tiles, make a practical finish. The better enamels applied directly over the plaster wall also offers you a good solution.

**GAIETY** may be the note of decoration in your kitchen, for the use of color is running riot in that room today. Potted plants on window ledges or placed on corner shelves form a gay and welcome note.



- SOME OF THE NEEDS** of the Modern Kitchen are:
- A desk where household accounts may be kept, where an extension telephone may be placed;
  - A small radio;
  - A bookshelf for cookbooks and telephone books;
  - A pigeonhole or place for household bills.

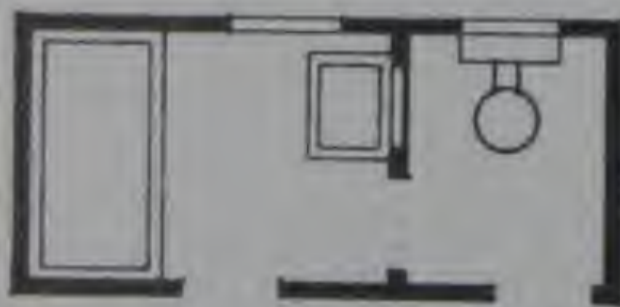
**ELECTRICAL SERVANTS** play an important part in every kitchen,— garbage disposal units, dishwashers, deep freeze storage boxes and the like. By all means have plenty of electrical outlets properly wired for modern appliances. An electrically-operated exhaust fan is very desirable where the kitchen opens directly into another part of the house. This fan will not only exhaust cooking odors but will help to keep the kitchen cool.

**FLOOR COVERINGS** that may be easily cleaned are important. Linoleum or rubber tile is as yet one of the best materials.

# TOMORROW'S BATHROOMS

**TWO BATHROOMS** in every house would be very desirable and a good investment if the building fund will stretch that far. The bottleneck of bathroom usage usually comes during the early morning rush hours, so here are a few suggestions that might help to solve this problem:

1. Install a lavatory and water-closet on the first floor.



It will offer yeoman service during the morning rush. It will save many steps for all during the day and be very convenient for children coming from the play-yard.

2. Where there are two baths, one on the first and one on the second floor, one may be smaller than the other. The one rendering the greatest service should be the larger.



3. The first floor lavatory may be dressed up into a very gay and attractive powder room which may be used by guests as well as the family, and many times will save the climbing of stairs for all.

4. Another possible arrangement to secure extra bathroom facilities is to **divide the bathroom into two compartments**, placing the tub or shower in one and the lavatory and water-closet in the other. These should have a door between.

5. Still another arrangement is to **place the shower between two compartments** as shown in the plan. This will further increase the utility of the given bathroom space.

One of the newer bathroom ideas is to have a charming dressing table built into the room with a large mirror and handy drawer space for cosmetics. The lady of the house will appreciate this arrangement.

Most people like a gay bathroom, and this is one place where color may run riot with bright floors, walls, colored fixtures and crisp, cheerful draperies.

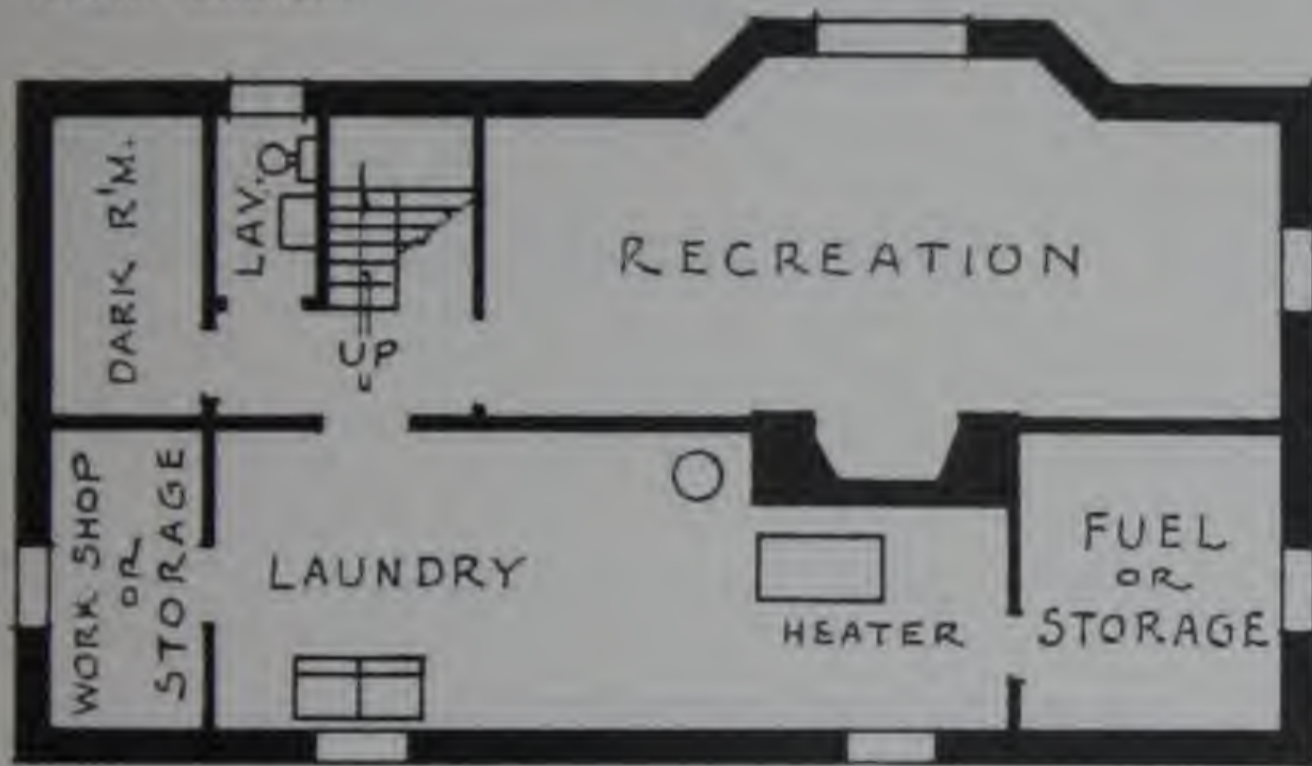
Accessories are important; a medicine case is mandatory.

# BASEMENTS

**YOUR BASEMENT** may be a very livable section of the house if you plan in advance for its proper use. The desire of most families is to have more space for recreation and informal social gatherings, and the basement is a good location for these activities. The advantage in having a basement is that in it may be located the heating plant, coal storage, laundry, possibly a shower and toilet, fruit closet, hobby and recreation rooms.

**IN MANY FAMILIES** the basement is used during the harvest season as a canning center; it separates this task from the usual and daily kitchen chores and is a much cooler and more comfortable place to work during hot weather. Where a large amount of home laundering is done each week, the housewife will find a basement desirable since it provides space for drying clothes when weather is bad.

**IF USED FOR SOCIAL ACTIVITIES**, try and separate the working portion of the basement, such as the heating, laundry and fuel storage, from the recreation section by means of a tight partition. *A small sketch is shown here illustrating this idea*, but each house will have a different solution.



**THE STAIRS** to the basement should end near or in the recreation room. In building a basement recreation room, be sure to lay it out for the purpose of its use, such as a card room, a hobby room, a social room, a pistol range or a bar and snack center.

**YOUR BASEMENT SOCIAL CENTER** may be constructed to appear like the interior of a woodsy cabin by the use of log siding on the walls; it may assume a nautical aspect by the use of marine details; or the walls may be paneled with any one of a number of decorative wallboards or with knotty pine. This is a room of many possibilities.

**A FIREPLACE** is most desirable in the recreation room where weiners or steaks may be broiled, corn popped, and groups may gather around the open fire. It will also be handy to have a gasplate or small range for the preparation of snacks or informal meals.

**WET AND DAMP BASEMENTS** are a constant source of trouble and irritation to their owners. To build a waterproof and damp-proof basement requires good original construction, particularly if the soil is heavy and surface water likely to seep in through the walls. Sewers may be inadequate or there may be bad drainage with the consequent disaster of sewage backing up into the basement during heavy rains. Waterproofing of outside walls, proper drainage around the house and adequate sewers are all very important to health and a satisfactory basement. It is best if you can extend the basement above-ground so that large windows may be set in above grade. Light and ventilation help to keep down condensation and the tendency of dampness. The stairs to the laundry yard will be shorter if the basement is not so deep.

A door direct from the laundry to the drying yard will be found very convenient, particularly if there is a children's playroom in the basement and they run in and out for games and toys to use in the yard.

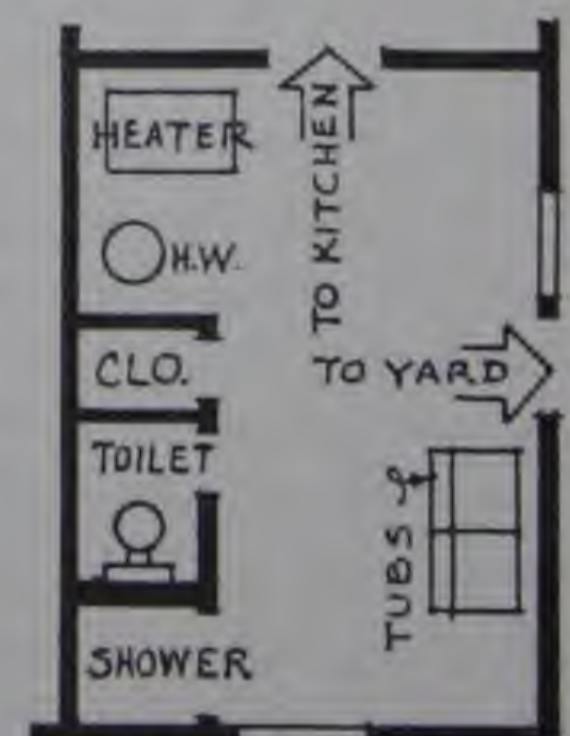
# UTILITY ROOMS

**THE TREND** seems to be bringing about a change from a basement toward the utility room. Many, nowadays, would prefer to have a utility room built near the first floor level of their house than have a basement built under it. Originally the basement was used mainly for food storage and later the heating plant, with the consequent storage of fuel, was located there. Now homes can have modern heat, practical and beautiful heating plants, with full automatic controls, using fuel such as oil and gas. It is not necessary to locate these plants in a basement.

**THE UTILITY ROOM** is a great convenience for the housewife where it is near the same level and in close proximity to the kitchen, for it saves her many steps. In general, where there is a large family and much laundering, preserving and canning to be done, the basement is a desirability. If the family is small or its members are advanced in years, the utility room is preferable.

The utility room should be large enough to provide for a neat, compact automatic heating plant; for laundry tubs; a closet for brooms, mops and the vacuum cleaner; for shallow storage space (behind doors) for canned goods and preserved foods. In some cases it would be most convenient and useful to have a shower and toilet built into the utility room, particularly if there are children in the family who play outside. This might also be found a solution of the problem of a second bath.

Since it serves as the laundry, it should be accessible to the drying yard.





# HOBBY ROOMS

**IN ALMOST EVERY FAMILY** some member has a hobby. Tomorrow's home should provide a room where hobbies may be cultivated away from other activities of the household.

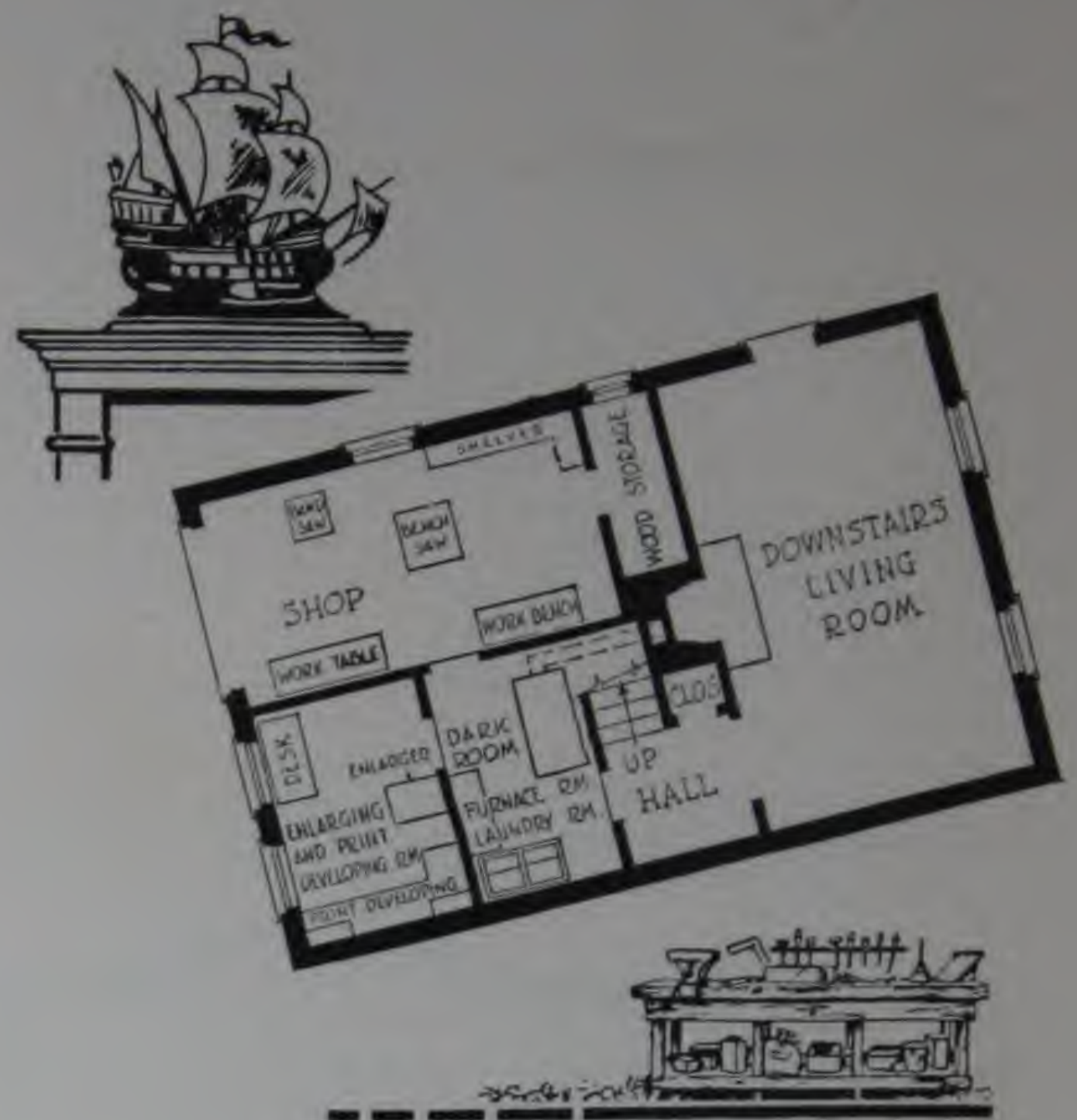
**THIS ROOM SHOULD BE ADEQUATE** for the use to which it will be put and must be complete with all the necessary furniture and fittings to fully implement this interest.

**A POPULAR HOBBY** nowadays is woodworking. This calls for a workshop where lathes, bandsaws, and woodworking tools may be needed. This room is best located in a basement with a good foundation where power machines may not cause undue vibration.

**PHOTOGRAPHY** may be the hobby followed, and this will call for a darkroom or what we might call a laboratory.

**WEAVING, ART, SCULPTURE,** or perhaps a trophy room may be put in such a hobby room space. Bookshelves and cupboards are necessary, and the room should be at the side so it does not furnish the passage-way to other parts of the basement.

**DAYLIGHT** is desirable and ample artificial lighting should be provided; good ventilation should be guaranteed.



# ATTICS

**WITHIN THE PAST FEW YEARS** the attic has come into its own. People have found that the waste space in the attic has been overlooked and that by insulating and making a few minor additions when building, extra bedrooms with a bath may be built there, allowing more room for real living.

**MANY USES** have been found for this space in the long-neglected attic. *Bunks built under the eaves* will be found quite comfortable for emergency use or for overflow of guests. These bunks may be easily constructed by using standard-sized bedsprings and mattresses on a simple built-up base. Portholes or small casement windows built into one wall over the bunks are practical and give better air and ventilation.

**IN THE ATTIC** may be found an excellent place for a much-needed sewing room which should be complete with cabinets, a cutting table, a built-in pressing board, and electric outlets for iron and electric sewing machine.

**OF SPECIAL MENTION** is storage space often needed in the small house, which may be provided in the attic if adequate cupboards and closets are provided to receive clothing and other articles to be stored there.

**IN USING AN ATTIC SPACE,** insulation is most important, as are good ventilation and light. Windows in the gables or in dormers built into the roof may solve this problem. It is essential that there be adequate headroom in the attic if its space is to be utilized.

**IN BUILDING YOUR HOUSE,** if you do not finish the attic when construction is going on, it is wise to carry the heating stacks up to the attic as well as the main plumbing pipes, so that if you decide later to complete the attic for livable space, all that is necessary is to install fixtures. There must be adequate headroom for a stairway. Collapsible stairs may be built into the ceiling and when not in use folded up and out of sight. These may be secured from any lumber dealer.



# CLOSETS AND WARDROBES

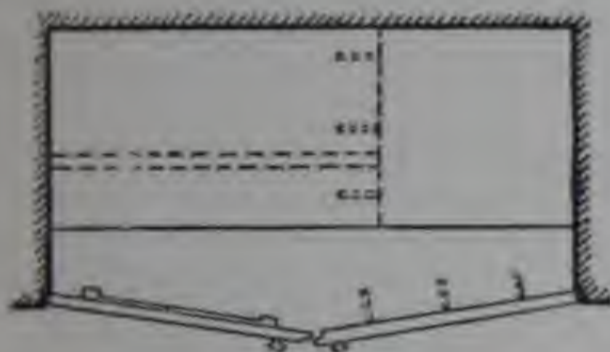
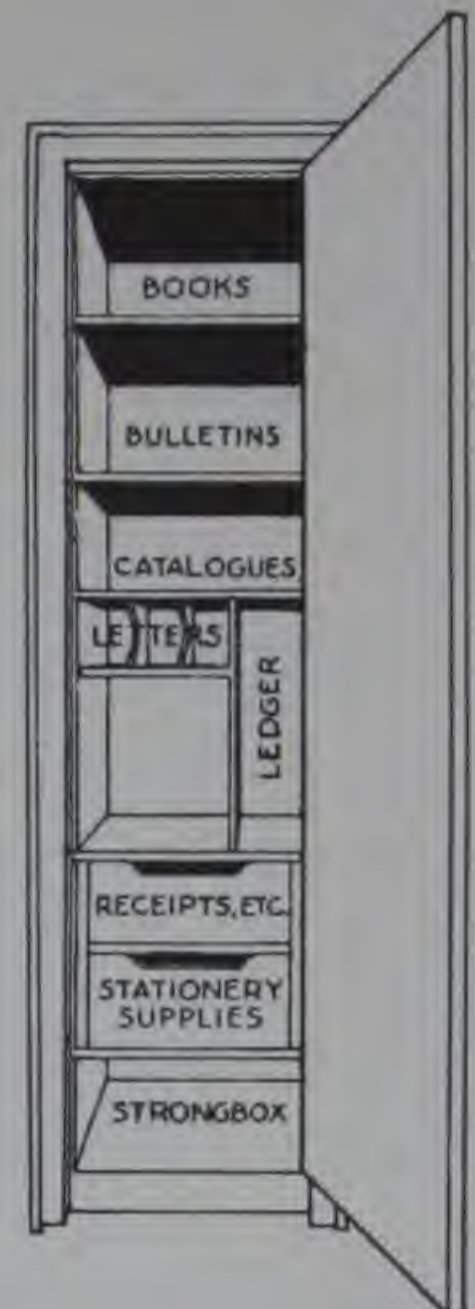
**NO HOME** ever seems to have enough closets or wardrobes. Inadequacy of closet space is a common complaint. Closets should be properly planned and equipped, and should be built to meet the requirements of the particular articles to be stored there.

**AMONG THE CLOSETS** and storage rooms in every house should be space for indoor and outdoor clothing; a broom, mop and vacuum cleaner storage; linen closet; cedar closet for woollens; space for winter or summer garments when out of season; fruit and vegetable storage, canned goods cupboards; adequate space for china and cooking utensils; a place for card tables, games and magazines, golfbags, etc., and it would be nice to have a place for work clothes in case much gardening or yard work is done.

**IT SEEMS** that the closet about two feet deep is better adapted to most uses than one deeper. For a clothes closet, hanging rods should be provided. Where there is a long, shallow closet, a door at either end is desirable.

**IF YOUR HOUSE PLAN PERMITS** of a closet in which a chest of drawers, shoe racks, hat racks, etc. may be built, it will add to the neatness of housekeeping and appearance. *Closets may be partitioned in various ways* to accommodate, in general, the articles to be kept in them. This promotes orderliness. At right is an example of what may be done with a small closet to hold home business materials.

**FOR ADDITIONAL STORAGE SPACE**, wardrobes may be employed. These can be portable and moved from room to room as requirements change.



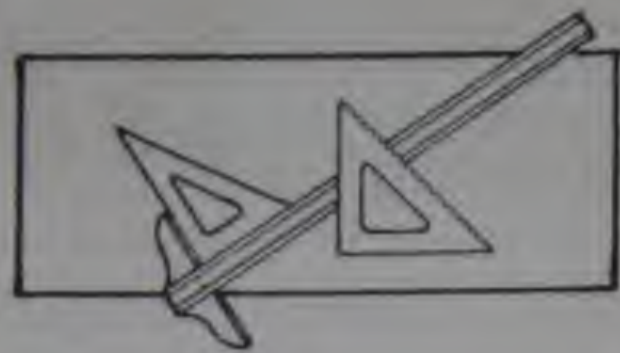
# BUILT-INS

**MODERN HOUSES** have much furniture built in such as beds and bunks, dressers and chests of drawers, and particularly can the built-in dressing table prove most attractive.

**THIS IS A LABOR-SAVING ARRANGEMENT**, as it is not necessary to clean and mop under several pieces of furniture in the room. More important, it is a method of dramatizing your room and making it of efficient use and quickly put in order.

**FOLLOWING THE TREND** of modern furniture, more and more we see built-in living room pieces such as bookcases, davenports, seats, magazine racks, radios, record cabinets and tables. In the dining room we see china and corner cabinets and snack bars. The utility of built-in cabinets and counters in the kitchen is obvious. Built-ins are always of simple design, and well finished.





# ACCURATE PLANS ARE FIRST ESSENTIAL IN BUILDING A HOME

**HOME BUILDING** is a complicated process in which a mistake means a loss in time, money and satisfaction. To build a satisfactory home — with no after regrets — we strongly recommend the use of carefully made, accurate blue-print working plans. It is essential, safe and economical to first construct the house on paper. Accurate plans and specifications must be submitted to a loaning agency for its approval when you apply for a mortgage loan on a new home.

**EXPERIENCED DESIGNERS.** Years of experience in house planning and construction and an architectural department composed of skilled draughtsmen, architects, and engineers, are the elements upon which plans of the utmost accuracy and completeness in regard to design, strength, durability, and comfort and home conveniences, are created.

**BLUE PRINT PLANS.** Our blue print plans include the following complete drawings for each design: Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, all necessary framing plans. All working plans are drawn to standard scales. Blue prints for each design are available.

**REVERSED PLANS.** Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. Plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

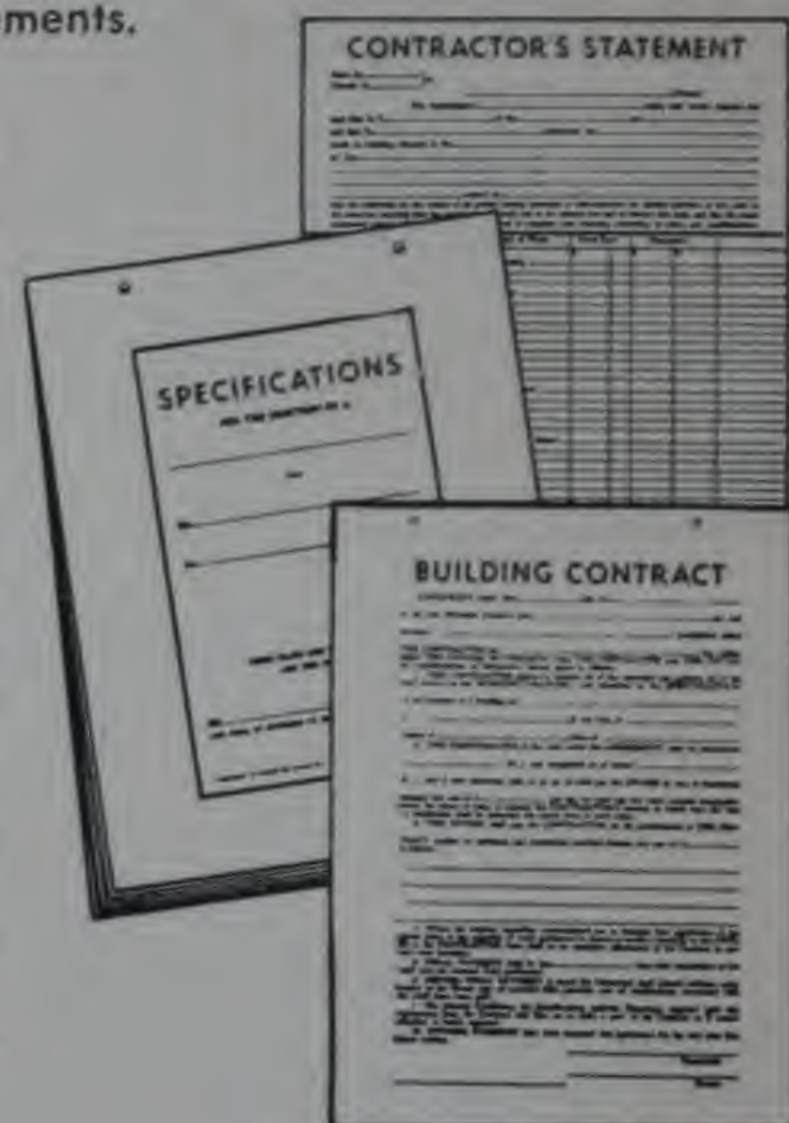
**SUPPLEMENTARY DETAILS.** Further supplementary details for any of our plans will be furnished upon request.

**CHANGES IN PLANS.** Any of these plans can be revised to suit your special requirements.

**SPECIAL PLANS TO ORDER.** We are prepared to furnish accurate working drawings made according to your own ideas and requirements.

## SPECIFICATIONS

... are statements of particulars which tell what you are going to receive in materials and workmanship for the construction of your home. Contractor's statement and building contract forms are also included.



Digitized by:



ASSOCIATION FOR  
PRESERVATION TECHNOLOGY,  
INTERNATIONAL

BUILDING  
TECHNOLOGY  
HERITAGE  
LIBRARY

[www.apti.org](http://www.apti.org)

From the collection of:



CANADIAN CENTRE FOR ARCHITECTURE /  
CENTRE CANADIEN D'ARCHITECTURE

[www.cca.qc.ca](http://www.cca.qc.ca)

Digitized by:



ASSOCIATION FOR  
PRESERVATION TECHNOLOGY,  
INTERNATIONAL

BUILDING  
TECHNOLOGY  
HERITAGE  
LIBRARY

[www.apti.org](http://www.apti.org)

From the collection of:



CANADIAN CENTRE FOR  
ARCHITECTURE /  
CENTRE CANADIEN D'ARCHITECTURE

[www.cca.qc.ca](http://www.cca.qc.ca)